LOT 4 KIRBY'S OAK S/D,TOGETHER W COR OF LOT 4 RUN N 100.04 FT, W 100.04 FT, E 23.40 FT TO POB & L

NUVIEW IRA CUSTODIAN FBO CATHY SYDNEY
4815 KATHY JO TERR
ORLANDO, FL 32808

2026

11-4S-16-02919-015

BUILDING CHARACTERISTICS

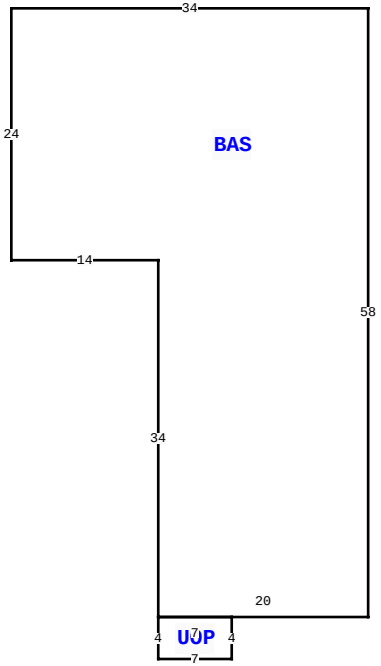
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,496	100		1,496	52,558
UOP	28	20		6	211
TOTALS	1,524			1,502	52,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,502	48.2625	54.05	81,183	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1496 HX Base Yr



540 SW KIRBY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	252	
2	0031	BARN,MT AE	0	0	20	21	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	250	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	250	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	52,769
TOTAL MARKET OB/XF VALUE	3,952
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	98,721
SOH/AGL Deduction	0
ASSESSED VALUE	98,721
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,721
TOTAL JUST VALUE	98,721
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/310	10/24/2022	WD	U	I	16	49,500
GRANTOR: KIRBY PATRICK V IND &						
GRANTEE: NUVIEW IRA CUSTODIA						
1478/308	10/22/2022	WD	U	I	16	49,500
GRANTOR: KIRBY STANLEY P III I						
GRANTEE: NUVIEW IRA CUSTODIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S24 E14 S34 UOP= S4 E7 N4 W7$ E20 N58$.

LAND DESCRIPTION

TOTAL OB/XF 3,952

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		RSF-2	0.00	0.00	2.00	LT		1.00	1.00	0.60	35,000.00	21,000.00	42,000							

REVIEW DATE 11/09/2023 BY KS Total Acres: 1.27 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 06/23/2026 BY SYS