

LOT 31 PINE WIND ESTATES S/D  
 UNIT 1. ORB 661-256, 762-067,  
 764-1133, 790-227, 801-1659

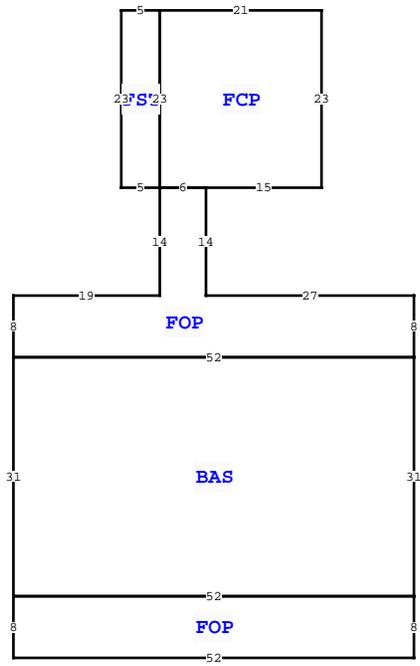
KIRBY KEVIN D  
 894 SW SILOAM ST  
 LAKE CITY, FL 32024

**2026**

11-5S-15-00431-131  


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2003		Heated Area: 1612					HX Base Yr 2003	



Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	11515.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100		1,612	177,212
FCP	483	25		121	13,302
FOP	416	30		125	13,741
FOP	500	30		150	16,490
FST	115	55		63	6,926
TOTALS	3,126			2,071	227,671

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			227,671
TOTAL MARKET OB/XF VALUE			35,760
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			313,431
SOH/AGL Deduction			159,328
ASSESSED VALUE			154,103
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			102,692
TOTAL JUST VALUE			313,431
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			302,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050850	Roof Replacement	18,810	09/18/2024
18719	SFR	295	09/12/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0926/2428	2/09/2001	QC	Q	V	03	6,500
GRANTOR: CHERYL CHARLES						
GRANTEE: KEVIN KIRBY						
0906/0892	7/14/2000	WD	Q	V		19,900
GRANTOR: VERNON L & JUDITH A E						
GRANTEE: KEVIN KIRBY & CHERY						

EXTRA FEATURES																
L N	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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0260	PAVEMENT-A	0	100	0	5,273.00	UT	1.10	1.10	100	2002	2002	3	100	5,800	
3	0294	SHED WOOD/	0	100	36	2,304.00	UT	10.00	10.00	100	2013	2013	3	100	23,040	
4	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
6	0251	LEAN TO W/	0	100	14	420.00	UT	5.50	5.50	100	2016	2016	3	100	2,310	
7	0251	LEAN TO W/	0	100	14	420.00	UT	5.50	5.50	100	2016	2016	3	100	2,310	
8	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

894 SW SILOAM ST, LAKE CITY												BLD DATE		LGL DATE	
												XF DATE		LAND DATE	05/07/2026
												INC DATE		AG DATE	MLU
TOTAL OB/XF												35,760			

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= N31 FOP= N8 W27 N14 FCP= E15 N23 W21 FST= W5 S23 E5 N23\$ S23 E6\$ W6 S14 W19 S8 E52\$ W52 S31 FOP= S8 E52 N8 W52\$ E52\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							