COMM INTERS OF E R/W OF I-75 & N
SE 1045.70 FT E 317.95 FT, N 320
FOR POB, E 781.05 FT S 791.38 FT

KIRBY STANLEY P III/KIRBY PATRICK V CO-TRUSTEES
2310 LAKE JOSEPHINE DR
SEBRING, FL 33875-8204

2026

12-4S-16-02940-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	12416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,600
TOTAL LAND VALUE - MARKET	139,300
TOTAL MARKET VALUE	5,500
SOH/AGL Deduction	0
ASSESSED VALUE	5,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,500
TOTAL JUST VALUE	140,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1267/2335	12/30/2013	WD	U	V	30	100
GRANTOR: S PLATO KIRBY JR TRUS						
GRANTEE: STANLEY P KIRBY 111						
1233/0261	4/12/2012	WD	U	V	37	100,000
GRANTOR: RAYMOND R SESSIONS JR						
GRANTEE: S PLATO KIRBY JR TR						

BUILDING NOTES

BUILDING DIMENSIONS

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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	6200	A	PASTURE 3	0		00	0.00	0.00	13.93	AC		1.00	1.00	1.00	280.00	280.00	3,900							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	13.93	AC		1.00	1.00	1.00	10,000.00	10,000.00	139,300							

REVIEW DATE 10/13/2023 BY KS Total Acres: 13.93 Total Land Value: 3,900 Market: 139,300 Agricultural: 3,900 Common: 0 PRINTED 06/08/2026 BY SYS