S 994.23 FT OF N 1655.49 FT OF W
PROB #77-114-CP & ORB 903-2300 T

BROWN CHARLES C/BROWN PAULINE H
900 SW KIRBY AVE
LAKE CITY, FL 32024

2027

14-4S-16-02977-000

BUILDING CHARACTERISTICS

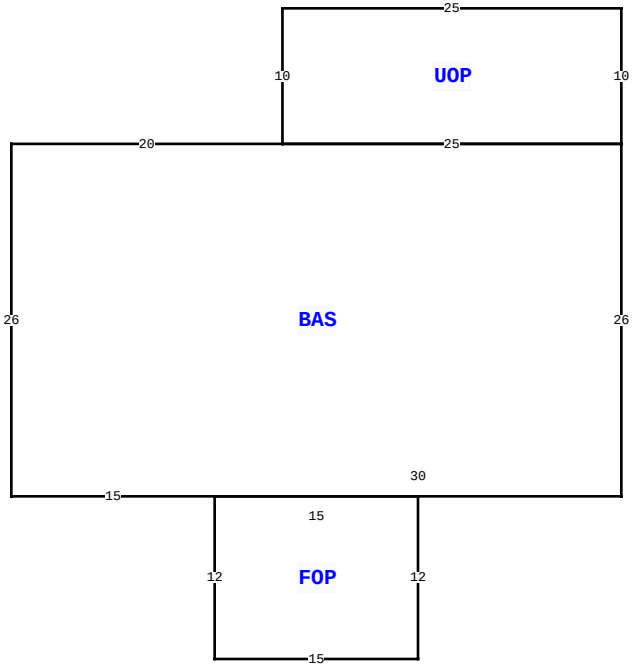
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	14416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,170	100		1,170	55,334
FOP	180	30		54	2,554
UOP	250	20		50	2,365
TOTALS	1,600			1,274	60,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,274	66.1500	72.76	92,696	1953	1953	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2001 Heated Area: 1170 HX Base Yr 2001



900 SW KIRBY AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	235,393
TOTAL MARKET OB/XF VALUE	1,510
TOTAL LAND VALUE - MARKET	231,900
TOTAL MARKET VALUE	264,772
SOH/AGL Deduction	46,181
ASSESSED VALUE	218,591
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	167,180
TOTAL JUST VALUE	468,803
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	473,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046721	Roof Replacement	16,500	03/13/2023
17182	SFR	300	07/10/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0903/2304	4/12/2000	WD	Q	I	01	100

GRANTOR: JESSIE BROWN ETAL

GRANTEE: CHARLES C & PAULINE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S26 E15 FOP= S12 E15 N12 W15$ E30 N26 UOP= N10W25 S10 E25$ W25$.

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	0120	CLFENCE 4	0	100	0	0	280.00	UT	4.50	4.50	100	1993	1993	3	100	1,260	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
3	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,510

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	0100	C	SFR	100		A-1	210.00	210.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	28.92	AC		1.00	1.00	1.00	445.00	445.00	12,869							
4	9910	M	MKT.VAL.AG	0		A-12	640.00	1,320.00	28.92	AC		1.00	1.00	1.00	7,500.00	7,500.00	216,900							

REVIEW DATE 12/02/2024 BY KS Total Acres: 30.92 Total Land Value: 27,869 Market: 216,900 Agricultural: 12,869 Common: 15,000 PRINTED 11/16/2026 BY SYS

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BUILDING CHARACTERISTICS

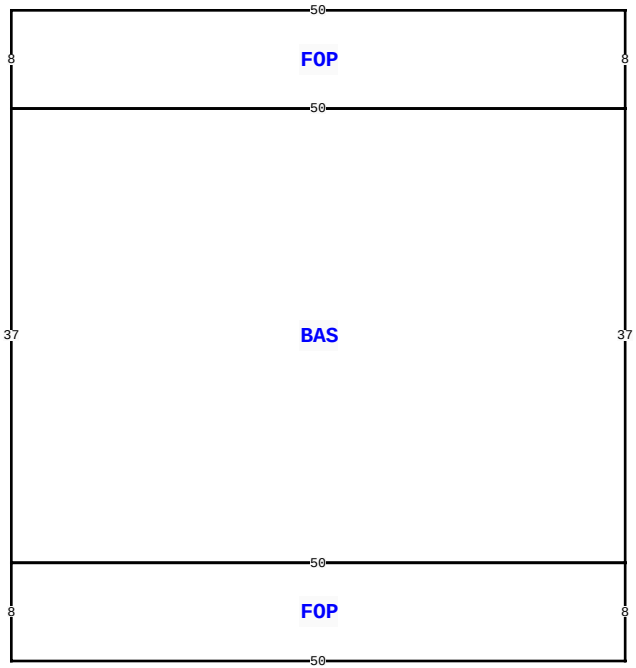
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	14416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,850	100		1,850	155,029
FOP	400	30		120	10,056
FOP	400	30		120	10,056
TOTALS	2,650			2,090	175,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,090	110.8128	121.89	254,750	2000	2000	0	0	0	31.25	68.75

2 SINGLE FAM 100% - 2001 Heated Area: 1850 HX Base Yr 2001



900 SW KIRBY AVE, LAKE CITY

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XF DATE		LAND DATE	
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COLUMBIA COUNTY PROPERTY

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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0903/2304	4/12/2000	WD	Q	I	01	100

GRANTOR: JESSIE BROWN ETAL

GRANTEE: CHARLES C & PAULINE

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N8 W50 S8 E50$ BAS= W50 S37 FOP= S8 E50 N8 W50$ E50 N37$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/02/2024 BY KS Total Acres: 30.92 Total Land Value: 27,869 Market: 216,900 Agricultural: 12,869 Common: 15,000 PRINTED 11/16/2026 BY SYS