

COMM AT NE COR OF W1/2 OF NW 1/4  
 FT, W 50.25 FT TO W R/W OF KIRBY  
 W 420.56 FT FOR POB, CONT W 160

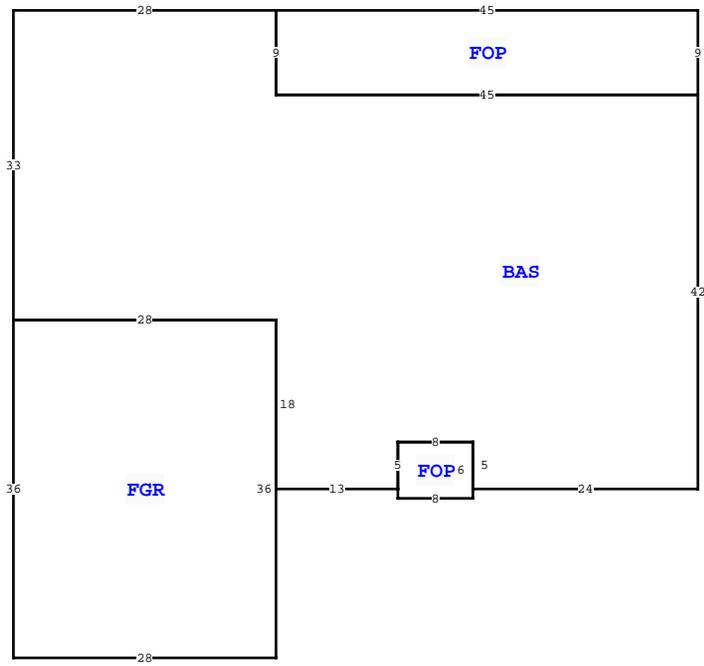
KASAK JOHN A/KASAK JOANNE  
 812 SW KIRBY AVE  
 LAKE CITY, FL 32024

**2026**

14-4S-16-02977-001  


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,464	116.5248	132.84	460,158	2013	2013	0	0	12.00	88.00		
1 SINGLE FAM 100% - 2014 Heated Area: 2774 HX Base Yr 2014													



Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
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	2,774	100		2,774	324,278
FGR	1,008	55		554	64,762
FOP	48	30		14	1,637
FOP	405	30		122	14,261
TOTALS	4,235			3,464	404,939

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			404,939
TOTAL MARKET OB/XF VALUE			39,702
TOTAL LAND VALUE - MARKET			7,575
TOTAL MARKET VALUE			452,216
SOH/AGL Deduction			139,267
ASSESSED VALUE			312,949
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			261,538
TOTAL JUST VALUE			452,216
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			449,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045526	Storage Building	18,200	09/21/2022
31108	SFR	1,260	06/03/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1224/2585	11/08/2011	WD	U	V	12	90,500
GRANTOR: PEOPLES STATE BANK						
GRANTEE: JOHN & JOANNE KASAK						
1222/0072	10/29/2010	SD	U	V	16	1,000
GRANTOR: MARK HUNTER (SHERIFFS)						
GRANTEE: PEOPLES STATE BANK						

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	0166	CONC, PAVMT	0	100	0	0	0		1,076.00	UT	2.00				2,152	
2	9946	Well	0	100	0	0	0		1.00	UT	4,000.00				4,000	
3	0296	SHED METAL	0	100	0	0	0		1.00	UT	0.00				1,200	
4	0296	SHED METAL	0	100	0	0	0		1.00	UT	0.00				600	
5	0031	BARN, MT AE	0	100	25	50			1,250.00	UT	11.00				13,750	
6	0030	BARN, MT	0	100	30	36			1.00	UT	18,000.00				18,000	

812 SW KIRBY AVE, LAKE CITY													
				BLD DATE					LGL DATE				
				XF DATE					LAND DATE				
				INC DATE					AG DATE				
TOTAL OB/XF 39,702													

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W28 S33 FGR= S36 E28 N36 W28\$ E28 S18 E13 FOP= S1 E8 N6 W8 S5\$ N5 E8 S5 E24 N42 FOP= N9 W45 S9 E45\$ W45 N9\$.									

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	DPH 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			0.00	0.00	1.01	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,575							