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

2027

14-4S-16-02977-001

BUILDING CHARACTERISTICS

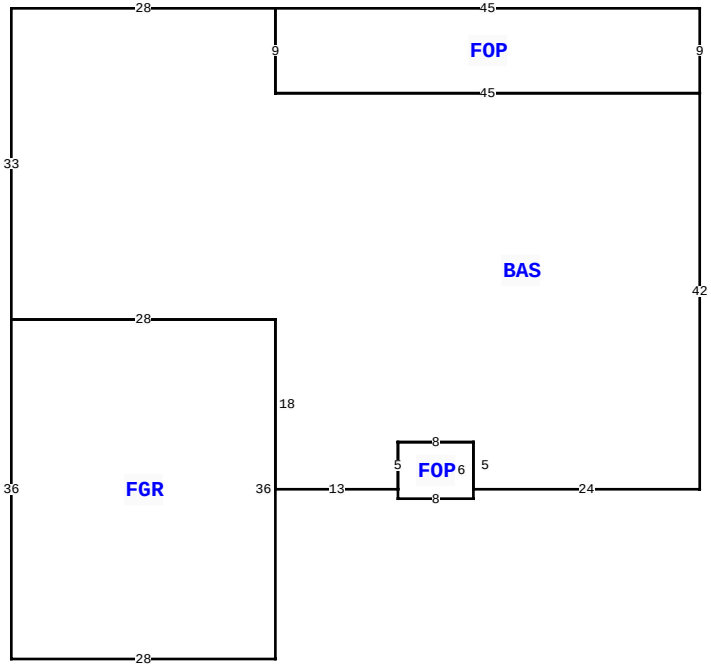
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	312,902
FGR	1,008	55		554	62,491
FOP	48	30		14	1,580
FOP	405	30		122	13,761
TOTALS	4,235			3,464	390,734

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	128.18	444,016	2013	2013	0	0	0	12.00	88.00

1 SINGLE FAM 100% - 2014 Heated Area: 2774 HX Base Yr 2014



812 SW KIRBY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	0	0	1,076.00	UT	2.00	2.00	100	2013	2013	3	100	2,152	
2	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
5	0031	BARN,MT AE	0	100	25	50	1,250.00	UT	11.00	11.00	100	2019	2019	3	100	13,750	
6	0030	BARN,MT	0	100	30	36	1.00	UT	18,000.00	18,000.00	100	2023	2022		100	18,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		390,734
TOTAL MARKET OB/XF VALUE		39,702
TOTAL LAND VALUE - MARKET		7,575
TOTAL MARKET VALUE		438,011
SOH/AGL Deduction		115,674
ASSESSED VALUE		322,337
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		270,926
TOTAL JUST VALUE		438,011
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		445,114

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						

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 39,702

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	100			0.00	0.00	1.01	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,575							

REVIEW DATE 12/02/2024 BY JB Total Acres: 1.01 Total Land Value: 7,575 Market: 0 Agricultural: 0 Common: 7,575 PRINTED 11/16/2026 BY SYS