

W1/2 OF NW1/4 EX N 1655.49 FT, E
RD R/W DESC IN ORB 938-1061 & EX
RD R/W DESC IN ORB 971-2202. EX

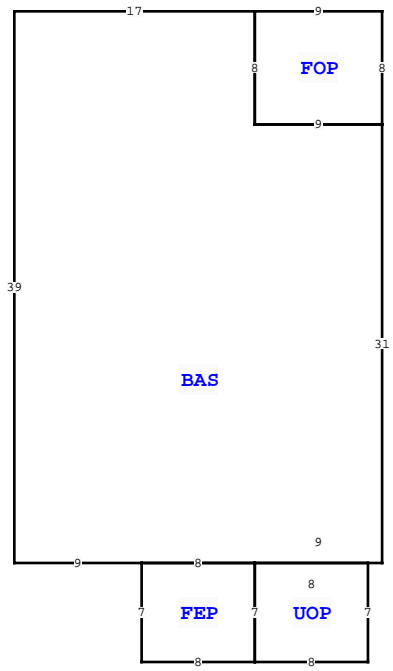
BROCK KAREN
1186 SW KIRBY AVE
LAKE CITY, FL 32024

2026

14-4S-16-02977-002

ELEMENT		CD	CONSTRUCTION
Exterior Wall	04		SINGLE SID 100
Roof Structur	03		GABLE/HIP 100
Roof Cover	12		MODULAR MT 100
Interior Wall	02		WALL BD/WD 90
Interior Wall	05		DRYWALL 10
Interior Floo	09		PINE WOOD 100
Air Condition	02		WINDOW 100
Heating Type	02		CONVECTION 100
Bedrooms			2 100
Bathrooms			1 100
Frame			N/A 100
Stories	1.		1. 100
Architectual	05		CONV 100
Units			0 100
Condition Adj	02		02 100
Kitchen Adjus	01		01 100
Quality	03		03
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
BAS	942	100	
FEP	56	80	
FOP	72	30	
UOP	56	20	
TOTALS	1,126		1,020

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%	2016								
Heated Area: 942					HX Base Yr 2016						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			44,090
TOTAL MARKET OB/XF VALUE			400
TOTAL LAND VALUE - MARKET			56,100
TOTAL MARKET VALUE			75,930
SOH/AGL Deduction			32,124
ASSESSED VALUE			43,806
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			18,806
TOTAL JUST VALUE			100,590
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			100,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1461/428	3/04/2022	QC	P	I	98	100
GRANTOR: BROCK KAREN						
GRANTEE: REYNOLDS JAMES R						
1305/1444	12/04/2015	PR	U	I	11	100
GRANTOR: CHRISTINA NICHOLE MIL						
GRANTEE: KAREN BROCK (LIFE E						

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
L	OB/XF CODE						
1	0020	BARN,FR	0	100	0	0	
2	0261	PRCH, UOP	0	100	0	0	

L	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	0020	BARN,FR	0	100	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
2	0261	PRCH, UOP	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W17 S39 E9 FEP= S7 E8 N7 W8\$ E8 UOP= S7 E8 N7 W8\$ E9 N31 FOP= N8W9 S8E9\$ W9 N8\$.	

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	3.60	AC		1.00	1.00	1.00	8,500.00	8,500.00	30,600							
2	6200	A	PASTURE 3	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	280.00	280.00	840							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	25,500							