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

BUILDING CHARACTERISTICS

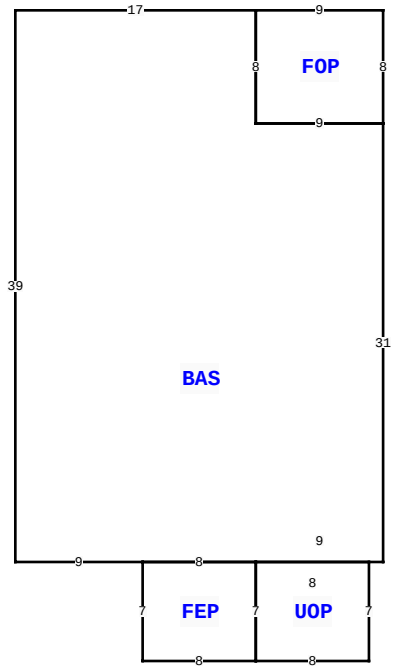
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 90
Interior Wall	05	DRYWALL 10
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	942	100		942	41,447
FEP	56	80		45	1,980
FOP	72	30		22	968
UOP	56	20		11	484
TOTALS	1,126			1,020	44,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,020	59.3730	67.69	69,044	1948	1948	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 942 HX Base Yr 2016



1186 SW KIRBY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		44,879
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		56,100
TOTAL MARKET VALUE		76,719
SOH/AGL Deduction		32,913
ASSESSED VALUE		43,806
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,806
TOTAL JUST VALUE		101,379
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						

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$.

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

LAND DESCRIPTION

TOTAL OB/XF 400

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	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							

REVIEW DATE 12/02/2024 BY KS Total Acres: 6.60 Total Land Value: 31,440 Market: 25,500 Agricultural: 840 Common: 30,600 PRINTED 05/08/2026 BY SYS