COMM SE COR, RUN W 28.15 FT TO W
SW OLD WIRE RD FOR POB, CONT W 8
N 257.18 FT, E 847.93 FT TO W R/

KIEP RICHARD A
1752 SW OLD WIRE RD
LAKE CITY, FL 32024

2027

14-5S-16-03617-000

BUILDING CHARACTERISTICS

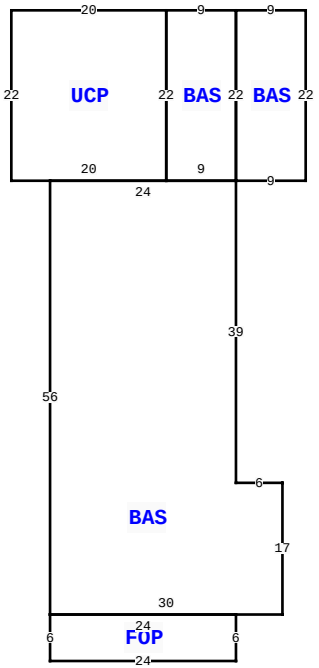
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	198	100		198	14,620
BAS	198	100		198	14,620
BAS	1,446	100		1,446	106,773
FOP	144	30		43	3,175
UCP	440	20		88	6,498
TOTALS	2,426			1,973	145,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,973	103.2759	113.60	224,133	1950	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1842 HX Base Yr



1752 SW OLD WIRE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	145,686
TOTAL MARKET OB/XF VALUE	8,700
TOTAL LAND VALUE - MARKET	52,000
TOTAL MARKET VALUE	206,386
SOH/AGL Deduction	0
ASSESSED VALUE	206,386
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	206,386
TOTAL JUST VALUE	206,386
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	209,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19494	RECONNECT	50	05/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1334/2336	4/14/2017	WD	Q	I	01	175,000
GRANTOR: GERALD W & DENISE D C						
GRANTEE: RICHARD A KIEP						
1242/0631	9/27/2012	WD	Q	I	01	135,000
GRANTOR: GREGG L & CYMANDE ROG						
GRANTEE: GERALD W & DENISE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S56 FOP= S6 E24 N6 W24$ E30 N17 W6 N39$ BAS= E9 N22 W9 S22$ BAS= N22 W9 UCP= W20 S22 E20 N22$ S22 E9$.

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	0031	BARN,MT AE	0	0	60	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	8,500	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,700

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	4.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,000							

REVIEW DATE 02/05/2026 BY JB Total Acres: 4.00 Total Land Value: 52,000 Market: 0 Agricultural: 0 Common: 52,000 PRINTED 11/17/2026 BY SYS