

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/

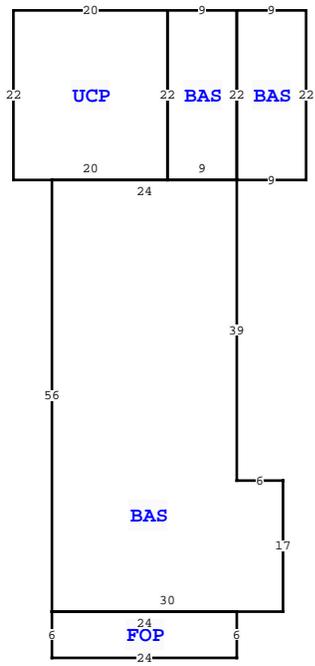
KIEP RICHARD A
1752 SW OLD WIRE RD
LAKE CITY, FL 32024

2026

14-5S-16-03617-000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	198	100	
BAS	198	100	
BAS	1,446	100	
FOP	144	30	
UCP	440	20	
TOTALS	2,426		

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	117.73	232,281	1950	1990	0	0	35.00	65.00
1 SINGLE FAM 100% - 2018											
Heated Area: 1842											
HX Base Yr 2018											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			150,983
TOTAL MARKET OB/XF VALUE			8,700
TOTAL LAND VALUE - MARKET			52,000
TOTAL MARKET VALUE			211,683
SOH/AGL Deduction			78,816
ASSESSED VALUE			132,867
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			81,456
TOTAL JUST VALUE			211,683
NCON VALUE			200
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			199,123

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	Q	I	01	175,000
GRANTOR: GERALD W & DENISE D C						
GRANTEE: RICHARD A KIEP						
1242/0631	9/27/2012	WD Q	Q	I	01	135,000
GRANTOR: GREGG L & CYMANDE ROG						
GRANTEE: GERALD W & DENISE D						

EXTRA FEATURES		TOTAL ADJ		SUBAREA MARKET VALUE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0031	BARN, MT AE	0 100	60	24
2	0294	SHED WOOD/	0 100	0	0

TOTAL OB/XF										8,700									
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	0031	BARN, MT AE	0 100	60	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	8,500				
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200				

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

BUILDING NOTES	
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\$.	

LAND DESCRIPTION		TOTAL OB/XF		8,700																				
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		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,000							