LOT 20 COLUMBIA CITY HOMESITES
UNIT 1.

KIRSCH ZACHARY M/KIRSCH JOYCEANITA M
503 SW EMORYWOOD GLN
LAKE CITY, FL 32024

2027

15-5S-16-03626-320

BUILDING CHARACTERISTICS

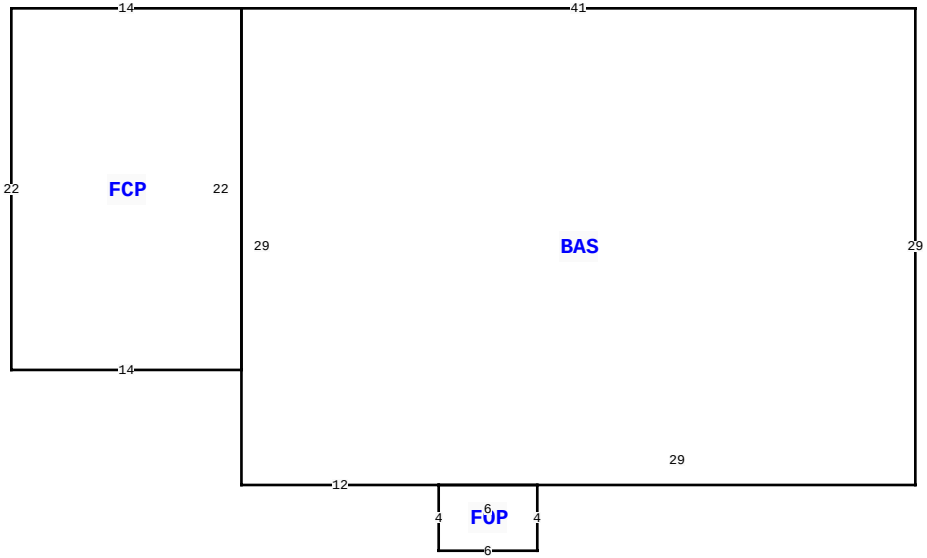
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		15516.060 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,189	100		1,189	150,892
FCP	308	25		77	9,772
FOP	24	30		7	888
TOTALS	1,521			1,273	161,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,273	138.9960	152.90	194,642	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 0% - 2021 Heated Area: 1189 HX Base Yr



8998 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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	0	0	0	1,108.00	UT	3.00	3.00	100	2008	2008	3	100	3,324	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	161,553
TOTAL MARKET OB/XF VALUE	4,324
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	179,877
SOH/AGL Deduction	0
ASSESSED VALUE	179,877
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,877
TOTAL JUST VALUE	179,877
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26141	SFR	415	08/16/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1147/2194	4/04/2008	WD	Q	I		150,000
GRANTOR: COMPASS BUILDERS & AS						
GRANTEE: ZACHARY & JOYCEANIT						
1114/0068	3/16/2007	WD	Q	V		35,000
GRANTOR: NATHAN W GRIFFIS						
GRANTEE: COMPASS BUILDERS &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 FCP= W14 S22 E14 N22$ S29 E12 FOP= S4 E6 N4 W6$ E29 N29$.

LAND DESCRIPTION

TOTAL OB/XF 4,324

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 02/06/2026 BY KS Total Acres: 0.50 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/17/2026 BY SYS