NW1/4 OF SE1/4 AS LIES W OF US-4 RIVER RD, ALSO DESC AS: COMM AT OF SE1/4, RUN W 1037.52 FT TO W

KIRKHAM MICHAEL
2618 ALGONQUIN AVE
JACKSONVILLE, FL 32210

2026

17-1S-17-04539-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	17117.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

15112 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	0
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	40,800
TOTAL MARKET VALUE	41,300
SOH/AGL Deduction	0
ASSESSED VALUE	41,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,300
TOTAL JUST VALUE	41,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	33,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/1897	9/20/2025	TR	U	I	30	30,000
GRANTOR: KIRKHAM-LANIER TRUST						
GRANTEE: KIRKHAM MICHAEL						
1302/1550	10/05/2015	WD	U	I	11	0
GRANTOR: PAUL A KIRKHAM						
GRANTEE: PAUL ASHTON KIRKHAM						

BUILDING NOTES

BUILDING DIMENSIONS

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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	0700	C	MISC RES	0		A-1	0.00	0.00	8.50	AC		1.00	1.00	0.60	8,000.00	4,800.00	40,800							

REVIEW DATE 01/21/2026 BY TP Total Acres: 8.50 Total Land Value: 40,800 Market: 0 Agricultural: 0 Common: 40,800 PRINTED 06/17/2026 BY SYS