

COMM NW COR OF SW1/4 OF SW1/4, E
POB, CONT E 275 FT TO W R/W OF N
RD, S 11 DEG E 190 FT, W 275 FT,

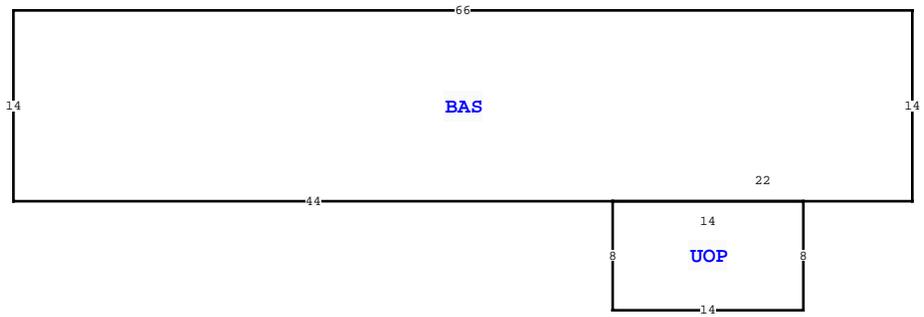
KIRBY KEVIN
63555 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

19-2S-17-04736-005
VALUATION SUMMARY

| ELEMENT | | CD | CONSTRUCTION |
|------------------|------------------|-------------|--------------|
| Exterior Wall | 31 | VINYL | SID 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 90 |
| Interior Floor | 08 | SHT VINYL | 10 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 2 | 100 |
| Bathrooms | | 2 | 100 |
| Stories | 1. | 1. | 100 |
| Architctual | 01 | CONV | 100 |
| Units | | 0 | 100 |
| Condition Adj | 01 | 01 | 100 |
| Quality | 02 | 02 | |
| DOR CODE | 0200 MOBILE HOME | | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 19217.00 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 924 | 100 | |
| UOP | 112 | 25 | |
| TOTALS | 1,036 | | 952 18,419 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|-------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0800 | 02 | 952 | 76.7720 | 48.37 | 46,048 | 1994 | 1994 | 0 | 0 | 60.00 | 40.00 |
| 1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|--------|
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 18,419 |
| TOTAL MARKET OB/XF VALUE | | | 7,000 |
| TOTAL LAND VALUE - MARKET | | | 18,880 |
| TOTAL MARKET VALUE | | | 44,299 |
| SOH/AGL Deduction | | | 9,359 |
| ASSESSED VALUE | | | 34,940 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 34,940 |
| TOTAL JUST VALUE | | | 44,299 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 38,700 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
| | | | |
| | | | |
| | | | |

| SALES DATA | | | | | | |
|---------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1118/1027 | 5/03/2007 | WD | Q | V | 03 | 20,000 |
| GRANTOR: J C MARSH & SONS | | | | | | |
| GRANTEE: KEVIN KIRBY | | | | | | |
| 1066/0999 | 11/28/2005 | WD | Q | V | 03 | 161,000 |
| GRANTOR: J C MARSH & SONS | | | | | | |
| GRANTEE: KEVIN KIRBY | | | | | | |

| EXTRA FEATURES | | BLD DATE | | XF DATE | | INC DATE | | LGL DATE | | LAND DATE | | AG DATE | | MLU | | SPF | |
|----------------|------------|-------------|-----|---------|---|----------|-------|----------|----------|----------------|-----------|---------|-------------|-----|--------|-----------------|-------|
| L | 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 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

| LAND DESCRIPTION | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | |
|-------------------------------------|--|--|--|--|--|--|--|--|--|--|--|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 3902 NW FALLING CREEK RD, LAKE CITY | | | | | | | | | | | | 7,000 | | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | |
|--------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W66 S14 E44 UOP= S8 E14 N8 W14\$ E22 N14\$. | | | | | | | | | | | |

| 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 | 0200 | C | MBL HM | 0 | | | | | 1.18 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 18,880 | | | | | | | |