

N1/2 OF NW1/4 OF SW1/4, EX BEG N OF SW1/4, RUN E 466.70 FT, S 466 466.70 FT, N 466.70 FT TO POB.

KIRBY CHAD/KIRBY KAYCEE  
1569 SW MONTEGO AVE  
LAKE CITY, FL 32024

**2026**

23-5S-15-00465-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	100
Stories	1.	1.	100
Units		0	100
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	23515.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,920	100	
TOTALS	1,920		1,920 215,611

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF	3	100% - 2021																					
			Heated Area: 1920				HX Base Yr 2021																	
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-size: 2em;">BAS</span> </div>																								
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/07/2026		MLU
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			215,611	
TOTAL MARKET OB/XF VALUE			30,424	
TOTAL LAND VALUE - MARKET			135,000	
TOTAL MARKET VALUE			261,265	
SOH/AGL Deduction			86,377	
ASSESSED VALUE			174,888	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			123,477	
TOTAL JUST VALUE			381,035	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			381,477	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043108	Mobile Home		11/05/2021
37776	TR/TRAILER	257	02/20/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1413/1444	6/15/2020	WD	Q	V	03	74,000
GRANTOR: COLEMAN V BURLINGAME						
GRANTEE: CHAD & KAYCEE KIRBY						
1362/2034	6/18/2018	WD	U	V	12	45,000
GRANTOR: PEOPLES STATE BANK						
GRANTEE: COLEMAN V BURLINGAM						

EXTRA FEATURES																
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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
2	0070	CARPORT UF	0	100	32	36	1,152.00	UT	7.00	100	2023	2022		100	8,064	
3	0060	CARPORT F	0	100	32	48	1,536.00	UT	10.00	100	2023	2022		100	15,360	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W64 S30 E64 N30\$.	

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000									
2	5500	A	TIMBER 2	100					14.00	AC		1.00	1.00	1.00	445.00	445.00	6,230									
3	9910	M	MKT.VAL.AG	100					14.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	126,000									