

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

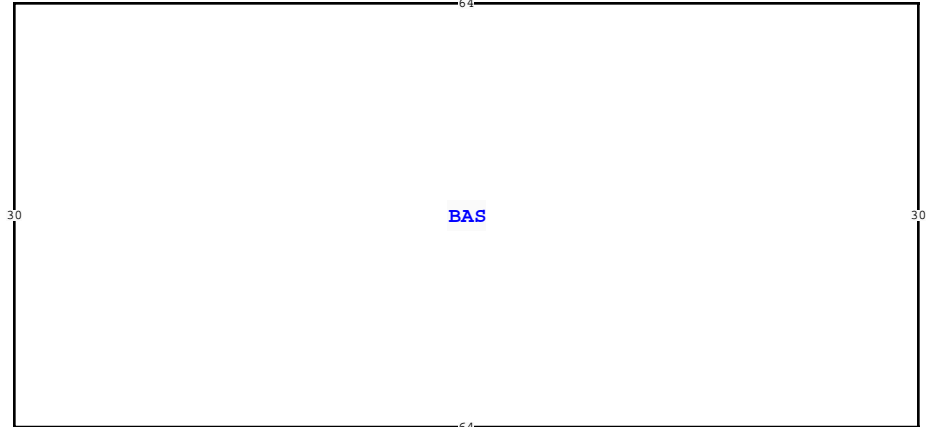
2026

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 Floo	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		205,344

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0203	02	1,920	115.0000	115.00	220,800	2021	2021	0	0	0	7.00	93.00	
1 MANUF 3 100% - 2021 Heated Area: 1920 HX Base Yr 2021													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	205,344			
TOTAL MARKET OB/XF VALUE	41,424			
TOTAL LAND VALUE - MARKET	135,000			
TOTAL MARKET VALUE	261,998			
SOH/AGL Deduction	76,110			
ASSESSED VALUE	185,888			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	134,477			
TOTAL JUST VALUE	381,768			
NCON VALUE	11,000			
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	
4	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	100	2026	2025		100	800	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	200.00	100	2026	2025		100	200	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,200.00	100	2026	2025		100	1,200	
7	0040	BARN,POLE	0	100	36	30	1.00	UT	6,000.00	100	2026	2025		100	6,000	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	400.00	100	2026	2025		100	400	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	400.00	100	2026	2025		100	400	
10	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,000.00	100	2026	2025		100	2,000	

TOTAL OB/XF														41,424	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
			05/07/2026			MLU									

BUILDING NOTES													
BAS= W64 S30 E64 N30\$.													

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							