COMM SW COR OF N1/2 OF NW1/4 OF FT FOR POB, N 197.45 FT, E 222.9 FT, W 223 FT TO POB.

KIRBY CHAD/KIRBY KAYCEE
1563 SW MONTEGO AVE
LAKE CITY, FL 32024

2027

23-5S-15-00465-003

BUILDING CHARACTERISTICS

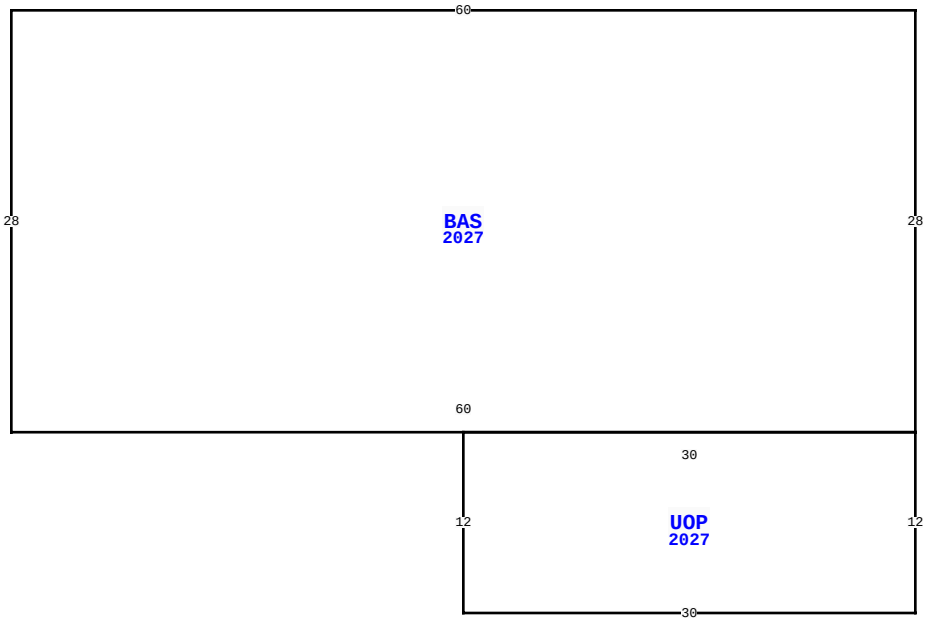
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2027	1,680	123,850
UOP	360	20	2027	72	5,308
TOTALS	2,040			1,752	129,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,752	97.0000	77.60	135,955	2022	2022	0	0	0	5.00	95.00

1 MANUF 1 0% - 2027 Heated Area: 1680 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	129,157
TOTAL MARKET OB/XF VALUE	13,200
TOTAL LAND VALUE - MARKET	17,170
TOTAL MARKET VALUE	159,527
SOH/AGL Deduction	0
ASSESSED VALUE	159,527
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,527
TOTAL JUST VALUE	159,527
NCON VALUE	142,357
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	17,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/2601	7/20/2026	WD	U	V	11	100

GRANTOR: KIRBY CHAD

GRANTEE: KIRBY CHAD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=17,6] E60 S28 W60 N28 $
UOP=[YR=2027;ORIG=47,34] E30 S12 W30 N12 $
.

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	1.00	UT	3,000.00	3,000.00	100	2027	2026		100	3,000	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2027	2026		100	6,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	600.00	600.00	100	2027	2026		100	600	
4	0040	BARN,POLE	0	0	30	36	1.00	UT	3,600.00	3,600.00	100	2027	2026		100	3,600	

LAND DESCRIPTION

TOTAL OB/XF 13,200

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	0200	C	MBL HM	0					1.01	AC		1.00	1.00	1.00	17,000.00	17,000.00	17,170							

REVIEW DATE 08/20/2026 BY JB Total Acres: 1.01 Total Land Value: 17,170 Market: 0 Agricultural: 0 Common: 17,170 PRINTED 11/17/2026 BY SYS