LOT 8 PARADISE SOUTH S/D.

ORB 783-303, 975-182, WD 1303-23

KIRKMAN MICHAEL/KIRKMAN LORIE
2483 SW OLD WIRE RD
LAKE CITY, FL 32024

2027

24-5S-16-03707-108

BUILDING CHARACTERISTICS

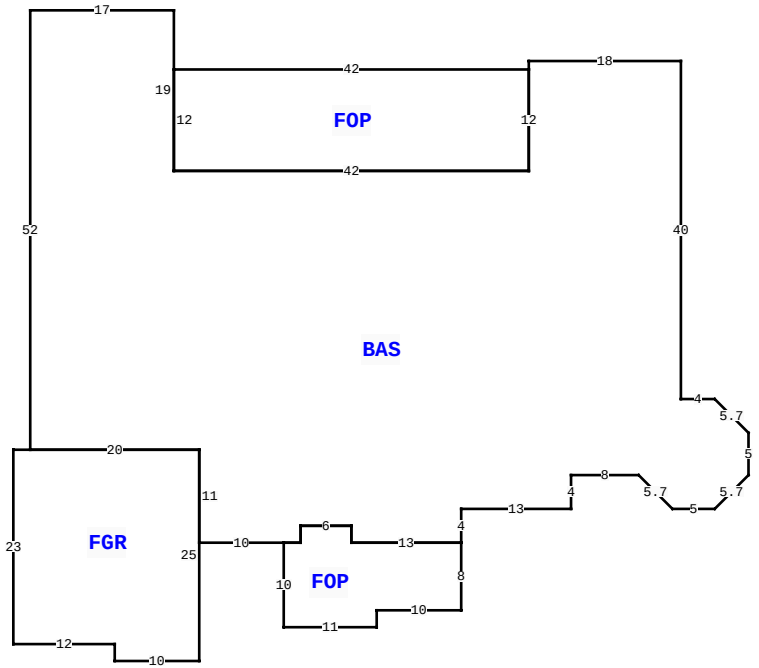
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,657	100		3,657	380,854
FGR	526	55		289	30,098
FOP	202	30		61	6,353
FOP	504	30		151	15,726
TOTALS	4,889			4,158	433,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,158	118.3497	130.18	541,288	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2016 Heated Area: 3657 HX Base Yr 2016



2483 SW OLD WIRE RD, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	622.00	UT	2.00	2.00	100	2005	2005	3	100	1,244	
3	0166	CONC,PAVMT	0	100	18	32	576.00	UT	2.25	2.25	100	2009	2009	3	100	1,296	
4	0258	PATIO	0	100	12	30	360.00	UT	2.25	2.25	100	2009	2009	3	100	810	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,400	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		433,030
TOTAL MARKET OB/XF VALUE		11,050
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		509,080
SOH/AGL Deduction		156,020
ASSESSED VALUE		353,060
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		301,649
TOTAL JUST VALUE		509,080
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38371	MAINT/ALTR	125	07/17/2019
22319	SFR	1,023	09/17/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1303/2372	10/29/2015	WD	Q	I	01	337,500
GRANTOR: JULIUS MITCHELL						
GRANTEE: MICHAEL & LORIE KIR						
0975/0182	10/15/2002	WD	Q	V	03	14,500
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: JULIUS MITCHELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S1 FOP= W42 S12 E42 N12$ S12 W42 N19 W17 S52 FGR= W2 S23 E12 S2 E10 N25 W20$ E20 S11 E10 FOP= S10 E11 N2 E10 N8 W13 N2 W6 S2 W2$ E2 N2 E6 S2 E13 N4 E13 N4 E8 R4 D4 E5 U4 R4 N5 L4 U4 W4 N40$.

LAND DESCRIPTION

TOTAL OB/XF 11,050

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 03/06/2026 BY KS Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS