THE W1/2 OF THE FOLLOWING:
COMM SW COR OF SE1/4 OF SE1/4,
RUN W 884.56 FT FOR POB, RUN

KIRBY FLETCHER & TERRI C
P O BOX 567
LAKE CITY, FL 32056-0567

2027

25-3S-16-02291-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	25316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

263 NW MISSION RIDGE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	29,900
TOTAL MARKET VALUE	29,900
SOH/AGL Deduction	5,410
ASSESSED VALUE	24,490
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,490
TOTAL JUST VALUE	29,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,900

LAND:1:1: JOINS RE #02611-206- TOTAL OF 11.48 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049856	Roof Replacement	33,000	05/20/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0881/0092	5/21/1999	WD	Q	V		43,800

GRANTOR: PHILLIPS'

GRANTEE: FLETCHER KIRBYS'

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	4.60	AC		1.00	1.00	1.00	6,500.00	6,500.00	29,900							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 4.60 Total Land Value: 29,900 Market: 0 Agricultural: 0 Common: 29,900 PRINTED 11/17/2026 BY SYS