

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

**2026**

25-3S-16-02291-006  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				<b>VALUATION BY</b> Tax Group: 2 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 29,900 <b>TOTAL MARKET VALUE</b> 29,900 <b>SOH/AGL Deduction</b> 7,636 <b>ASSESSED VALUE</b> 22,264 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 22,264 <b>TOTAL JUST VALUE</b> 29,900 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 29,900											
																				LAND:1:1: JOINS RE #02611-206- TOTAL OF 11.48 AC											
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b> 000049856      Roof Replacement      33,000      05/20/2024											
																				<b>SALES DATA</b> OFF RECORD      DATE      TYPE      Q      V      RSN      SALE Number      INST      U      I      CD      PRICE 0881/0092      5/21/1999      WD      Q      V           43,800 GRANTOR: PHILLIPS' GRANTEE: FLETCHER KIRBYS'											
																				<b>BUILDING NOTES</b>   											
																				<b>BUILDING DIMENSIONS</b>   											
<b>TOTALS</b> <b>EXTRA FEATURES</b> 263 NW MISSION RIDGE CT, LAKE CITY BLD DATE      LGL DATE XF DATE      LAND DATE 04/10/2025      MLU INC DATE      AG DATE																															
L	OB/XF	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	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														
<b>LAND DESCRIPTION</b> L N      USE CODE      CLS      LAND USE DESCRIPTION      CAP      R D      LOC ZONE      FRONT      DEPTH      TOT LND UTS      UNIT TYPE      D T      DPTH FACT      % COND      TOT ADJ      UNIT PRICE      ADJ UNIT PRICE      LAND VALUE      OTHER ADJUSTMENTS AND NOTES      YEAR      DENSITY      DECL      FRZ      YR      CONSRV										<b>TOTAL OB/XF</b> 0																					
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														
<b>REVIEW DATE</b> 04/10/2025 <b>BY</b> MLU      Total Acres: 4.60      Total Land Value: 29,900      Market: 0      Agricultural: 0      Common: 29,900 <b>PRINTED 05/12/2026 BY SYS</b>																															