

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30516.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	288	100	
BAS	1,944	100	
FOP	360	30	
TOTALS	2,592		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2020								
				Heated Area: 2232			HX Base Yr 2020				

54

BAS

36

30

24

12

FOP

12

BAS

30

24

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	237,241		
TOTAL MARKET OB/XF VALUE	13,200		
TOTAL LAND VALUE - MARKET	111,320		
TOTAL MARKET VALUE	265,499		
SOH/AGL Deduction	60,017		
ASSESSED VALUE	205,482		
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE	154,071		
TOTAL JUST VALUE	361,761		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	350,535		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042328	Mobile Home		07/14/2021
21927	SFR	568	06/04/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/1671	4/12/2019	WD	Q	I	01	224,900

GRANTOR: EDWARD ALLEN KIRBY
 GRANTEE: AARON & TRISHA MONT
 1210/2030 2/28/2011 WD U I 30 100
 GRANTOR: OTIS CARROLL KIRBY
 GRANTEE: EDWARD ALLEN KIRBY

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0060	CARPORT F	0	100	20	24	480.00	UT	5.00	100	2008
2	0060	CARPORT F	0	100	20	24	480.00	UT	5.00	100	2008
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2019
4	9946	Well	0	100	0	0	1.00	UT	4,000.00	100	2023
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,600.00	100	2023

TOTAL OB/XF											
13,200											
353 SW BEN OAKS GLN, LAKE CITY											
BLD DATE		LGL DATE		05/06/2026		MLU					
XF DATE		LAND DATE									
INC DATE		AG DATE									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W54 S36 FOP= S12 E30 N12 W30\$ E30 BAS= S12 E24 N12 W24\$ E24 N36\$.											

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	DPH 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	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.12	AC		1.00	1.00	1.00	445.00	445.00	4,058							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	9.12	AC		1.00	1.00	1.00	11,000.00	11,000.00	100,320							