SE1/4 OF SW1/4 EX 5 AC.

664-058-063, 747-1453, QCD 1015-

KIRBY DAPHINE/KIRBY SCOTT A
462 SW BEN OAKS GLN
LAKE CITY, FL 32024

2027

30-5S-16-03741-004

BUILDING CHARACTERISTICS

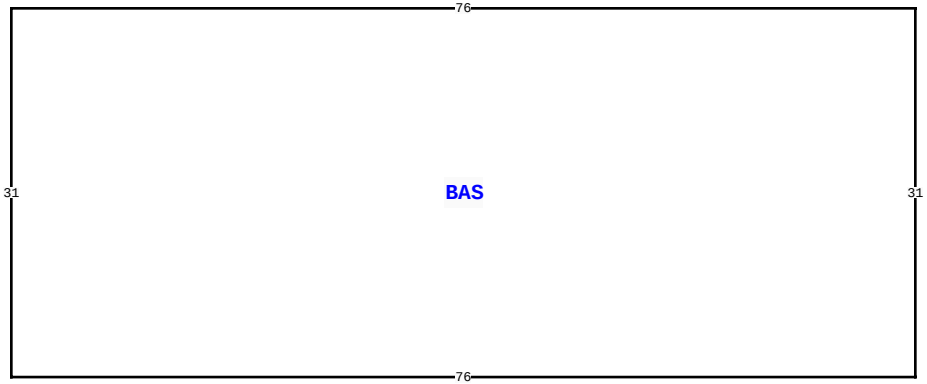
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	137,264
TOTALS	2,356			2,356	137,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,356	113.9000	105.93	249,571	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 2356 HX Base Yr



399 SW BEN OAKS GLN, 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	137,264
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	210,000
TOTAL MARKET VALUE	166,594
SOH/AGL Deduction	39,245
ASSESSED VALUE	127,349
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	127,349
TOTAL JUST VALUE	355,464
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	356,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1015/0583	4/23/2004	QC	Q	V	01	100
GRANTOR: MARY A TUCKER						
GRANTEE: DAPHINE, SCOTT A &						
0747/1453	4/30/1991	WD	Q	V	01	127
GRANTOR: JAMES A KIRBY						
GRANTEE: DAPHINE K & SCOTT A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	34.00	AC		1.00	1.00	1.00	445.00	445.00	15,130							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	34.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	204,000							

REVIEW DATE 03/18/2026 BY KS Total Acres: 35.00 Total Land Value: 21,130 Market: 204,000 Agricultural: 15,130 Common: 6,000 PRINTED 11/17/2026 BY SYS