W1/2 OF LOT 2 & LOT 3 BLOCK 2 UN ESTATES S/D.

KIRBY FLETCHER/KIRBY GARLAND
CO-TRUSTEES, P O BOX 567
LAKE CITY, FL 32056

2026

31-3S-17-05972-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

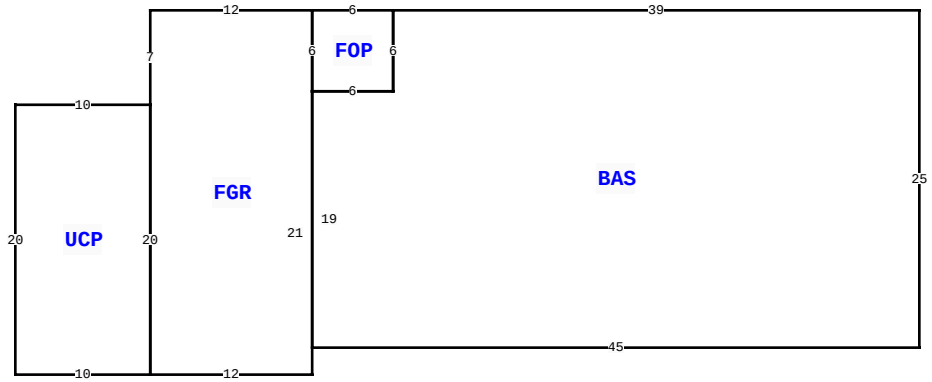
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,089	100		1,089	93,606
FGR	324	55		178	15,300
FOP	36	30		11	946
UCP	200	20		40	3,439
TOTALS	1,649			1,318	113,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,318	116.0000	132.24	174,292	1958	1958	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1089 HX Base Yr



581 NW PALM DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	113,290
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	18,944
TOTAL MARKET VALUE	132,534
SOH/AGL Deduction	0
ASSESSED VALUE	132,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,534
TOTAL JUST VALUE	132,534
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 FOP= W6 S6 E6 N6$ S6 W6 FGR= N6 W12 S7 UCP= W10 S20 E10 N20$ S20 E12 N21$ S19 E45 N25$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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		*RSF-2	0.00	0.00	19,940.58	SF		1.00	1.00	1.00	0.95	0.95	18,944							

REVIEW DATE 08/16/2016 BY DF Total Acres: 0.46 Total Land Value: 18,944 Market: 0 Agricultural: 0 Common: 18,944 PRINTED 05/08/2026 BY SYS