ALL THAT PART OF SEC 31-5S-16
LYING N OF THE S R/W LINE OF
THE FLORIDA GAS TRANSMISSION

KIRBY DAPHINE K
462 SW BEN OAKS GLN
LAKE CITY, FL 32024

2027

31-5S-16-03744-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31516.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	690
TOTAL MARKET VALUE	690
SOH/AGL Deduction	0
ASSESSED VALUE	690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	690
TOTAL JUST VALUE	690
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	690

PRMT:3:1: LOT 12 MUSSELWHITE /MH

PRMT:2:1: MUSSELWHITE LOT 12

PRMT:1:1: LOT 7 PINEHILL / SHAFER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11703	PUMP/UTPOL	30	09/27/1996
11699	M H	125	09/27/1996
11336	PUMP/UTPOL	30	06/26/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1007/0035	1/23/2004	WD	Q	V		500
GRANTOR: DEAS-BULLARD						
GRANTEE: DAPHINE K KIRBY						
0803/1574	3/30/1995	WD	Q	V		200,100
GRANTOR: CHAMPION REALTY CORPO						
GRANTEE: DEAS-BULLARD PROPER						

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	0.23	AC		1.00	1.00	1.00	3,000.00	3,000.00	690							

REVIEW DATE 03/30/2026 BY JB Total Acres: 0.23 Total Land Value: 690 Market: 0 Agricultural: 0 Common: 690 PRINTED 11/17/2026 BY SYS