

E DIV: COMM NE COR OF GOSS ADDIT  
 RUN N 41.75 FT TO N R/W MONROE S  
 E 55 FT FOR POB, RUN N 98.1 FT,

KIRBY HAROLD M/KIRBY JO ANN  
 863 SE MONROE ST  
 LAKE CITY, FL 32055

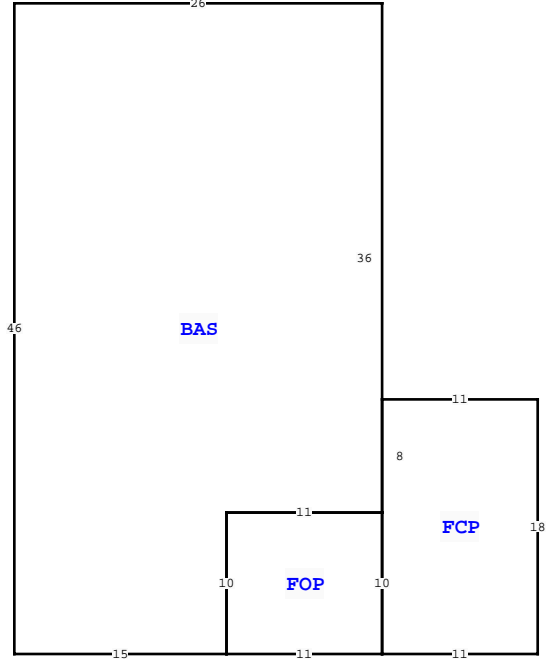
2026

33-3S-17-13014-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
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 Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	860317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,086	100	
FCP	198	25	
FOP	110	30	
TOTALS	1,394		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,169	117.3120	131.39	153,595	1955	1955		0	0	35.00	65.00
1 SINGLE FAM			100% - 0	Heated Area: 1086			HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		99,837
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		7,428
TOTAL MARKET VALUE		108,265
SOH/AGL Deduction		63,241
ASSESSED VALUE		45,024
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,024
TOTAL JUST VALUE		108,265
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1374/1482	12/17/2018	LE U		I	14	100
GRANTOR: HAROLD M & JO ANN KIR						
GRANTEE: THOMAS KIRBY & TERE						
1361/2188	5/30/2018	LE U		I	14	100
GRANTOR: HAROLD M & JO ANN KIR						
GRANTEE: THOMAS KIRBY & TERE						

EXTRA FEATURES		863 SE MONROE ST, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0120	CLFENCE 4	0 100
2	0296	SHED METAL	0 100
3	0296	SHED METAL	0 0
4	0120	CLFENCE 4	0 0

L N	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	0120	CLFENCE 4	0 100	0	0	1.00	UT	200.00	200.00	50	1993	1993	3	50	100	
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
3	0296	SHED METAL	0 0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
4	0120	CLFENCE 4	0 0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W26 S46 E15 FOP= E11 N10 W11 S10\$ N10 E11 FCP= S10E11 N18 W11 S8\$ 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		*RSF-	383.00	95.00	5,250.00	SF		1.00	1.00	1.00	0.95	0.95	4,988							
2	0700	C	MISC RES	100		*RSF-	383.00	95.00	2,568.00	SF		1.00	1.00	1.00	0.95	0.95	2,440							