

LOTS 3, 4, 5, 6, 7 & 8 EX THE S
OF LOT 7 & EX W 33 FT OF LOT 8 &
92 FT OF LOT 8 BLOCK 12 COUNTRY

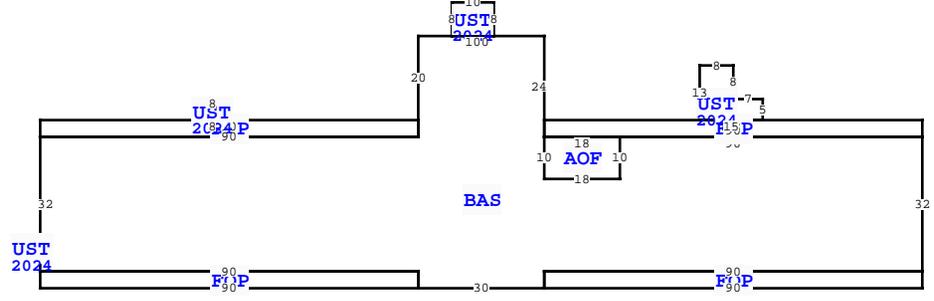
HENDRIX SMITH & KIRBY LLC
152 SE DEFENDER DR
LAKE CITY, FL 32025

2026

34-3S-17-07081-000
VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	08	WD OR PLY 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	06	VINYL ASB 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	03	MASONRY 100
Story Height	0	100
RMS	0	100
Stories	1.	1. 100
Units	12	100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	M/FAM LOW	0% - 0			67.80	563,282	1965	1965	0	0	50.00	50.00	
Heated Area: 7740 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			281,641
TOTAL MARKET OB/XF VALUE			2,120
TOTAL LAND VALUE - MARKET			41,625
TOTAL MARKET VALUE			325,386
SOH/AGL Deduction			16,571
ASSESSED VALUE			308,815
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			308,815
TOTAL JUST VALUE			325,386
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			312,384

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	180	110		198	6,712
BAS	7,560	100		7,560	256,284
FOP	360	30		108	3,661
FOP	360	30		108	3,661
FOP	360	30		108	3,661
FOP	360	30		108	3,661
UST	12	45	2024	5	170
UST	32	45	2024	14	475
UST	80	45	2024	36	1,221
UST	139	45	2024	63	2,136
TOTALS	9,443			8,308	281,641

EXTRA FEATURES																
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	0294	SHED WOOD/	0	0	20	12	240.00	UT	5.50	5.50	100	2001	2001	3	100	1,320
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048269	Roof Replacement	40,000	09/26/2023
28157	REMODEL	0	10/22/2009
28127	MAINT/ALTR	100	10/08/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1511/1527	4/02/2024	QC	U	I	11	100	
GRANTOR: KIRBY DAPHNE K							
GRANTEE: HENDRIX, SMITH & KI							
1018/2712	6/22/2004	WD	Q	I	01	179,900	
GRANTOR: DAPHNE KIRBY							
GRANTEE: HENDRIX SMITH & KIR							

TOTAL OB/XF														2,120										
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	0300	C	MULTI-FAM	0		RSF	2300.00	117.00	1.00	LT		1.00	1.00	2.25	18,500.00	41,625.00	41,625							

BUILDING NOTES													
BAS=[ORIG=0,0] W30 S20 S4 W90 S32 E90 S4 E30 N4 E90 N32 W90 N24 \$													
FOP=[ORIG=-30,20] W90 S4 E90 N4 \$													
FOP=[ORIG=-120,56] S4 E90 N4 W90 \$													
FOP=[ORIG=0,60] E90 N4 W90 S4 \$													
FOP=[ORIG=90,24] N4 W90 S4 E90 \$													
AOF=[ORIG=0,24] S10 E18 N10 W18 \$													
UST=[YR=2024;ORIG=37,20] N13 E8 S8 E7 S5 W15 \$													
UST=[YR=2024;ORIG=-22,0] N8 E10 S8 W10 \$													
UST=[YR=2024;ORIG=-83,20] N4 E8 S4 W8 \$													
UST=[YR=2024;ORIG=-120,52] W4 N3 E4 S3 \$													

REVIEW DATE 05/10/2024 BY TP																													
Total Acres: 0.81						Total Land Value: 41,625						Market: 0						Agricultural: 0						Common: 41,625					