

COMM NE COR OF NW1/4 OF NW1/4,
 RUN S 40.39 FT TO S R/W KING
 RD, W ALONG R/W 869.04 FT FOR

PARK BRUCE N/PARK NATALIE KIRBY
 5673 NW LAKE JEFFERY RD
 LAKE CITY, FL 32055

2026

34-4S-16-03272-002


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 19 | COMMON BRK | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 14 | PREFIN MT | 100 |
| Interior Wall | 05 | DRYWALL | 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 | | 2 | 100 |
| Frame | 01 | NONE | 100 |
| Stories | 1.1 | 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 | 01 |
| NEIGHBORHOOD/LOC | 34416.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,000 | 100 | |
| FGR | 325 | 55 | |
| PTO | 192 | 5 | |
| TOTALS | 1,517 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------------|----------------|----------------|------------|------|------|------|-------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 1 | SINGLE FAM | 0% | - 0 | 147.14 | 174,949 | 1989 | 1989 | 0 | 0 | 35.00 | 65.00 | |
| | | | Heated Area: 1000 | | | HX Base Yr | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | 113,717 | |
| TOTAL MARKET OB/XF VALUE | | 630 | |
| TOTAL LAND VALUE - MARKET | | 20,700 | |
| TOTAL MARKET VALUE | | 135,047 | |
| SOH/AGL Deduction | | 0 | |
| ASSESSED VALUE | | 135,047 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 135,047 | |
| TOTAL JUST VALUE | | 135,047 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 132,347 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
| | | | |
| | | | |

| SALES DATA | | | | | | |
|------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1014/1098 | 4/30/2004 | WD Q | Q | I | 06 | 19,042 |
| GRANTOR: NATALIE KIRBY PARK | | | | | | |
| GRANTEE: BRUCE & NATALIE KIR | | | | | | |
| 0692/0212 | 7/21/1989 | WD Q | Q | V | | 5,300 |
| GRANTOR: CAMPBELL BILL | | | | | | |
| GRANTEE: KIRBY NATALIE | | | | | | |

| 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 |
| 1 | 0166 | CONC,PAVMT | 0 | 0 | 9 50 | 1.00 | UT 0.00 | 0.00 | 100 | 0 | 0 | 3 |
| TOTALS | | | | | | | | | | | | |

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 05/14/2026 | MLU |

| BUILDING NOTES | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS | | | | | | | | | | | | |
| BAS= W20 PTO= N12 W16 S12 E16\$ W20 FGR= W13 S25 E13 N25\$ S25 E40 N25\$. | | | | | | | | | | | | |

| 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 | 0 | | 00 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 0.90 | 23,000.00 | 20,700.00 | 20,700 | | | | | | | | |