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

2027

34-4S-16-03272-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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. 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

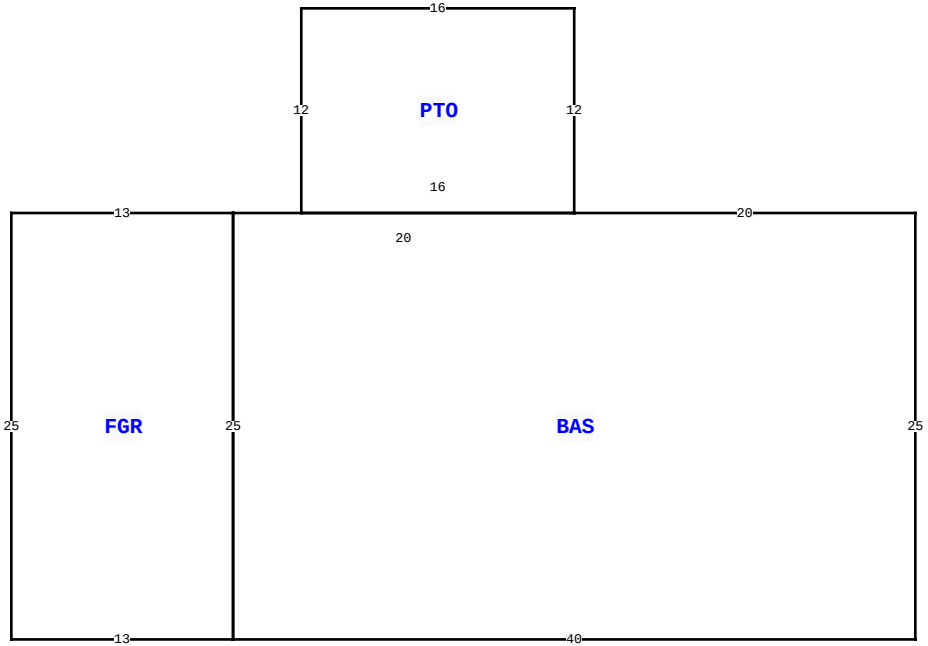
NEIGHBORHOOD/LOC 34416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100		1,000	93,932
FGR	325	55		179	16,814
PTO	192	5		10	939
TOTALS	1,517			1,189	111,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,189	131.3760	144.51	171,822	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1000 HX Base Yr



2728 SW KING ST, LAKE CITY

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

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	9	50	1.00	UT	0.00	0.00	100	0	0	3	100	630	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	111,684
TOTAL MARKET OB/XF VALUE	630
TOTAL LAND VALUE - MARKET	20,700
TOTAL MARKET VALUE	133,014
SOH/AGL Deduction	0
ASSESSED VALUE	133,014
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,014
TOTAL JUST VALUE	133,014
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,047

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	I	06	19,042
GRANTOR: NATALIE KIRBY PARK						
GRANTEE: BRUCE & NATALIE KIR						
0692/0212	7/21/1989	WD	Q	V		5,300
GRANTOR: CAMPBELL BILL						
GRANTEE: KIRBY NATALIE						

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 630

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

REVIEW DATE 07/25/2019 BY BC Total Acres: 1.00 Total Land Value: 20,700 Market: 0 Agricultural: 0 Common: 20,700 PRINTED 11/17/2026 BY SYS