

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			18,000
TOTAL MARKET VALUE			132,347
SOH/AGL Deduction			0
ASSESSED VALUE			132,347
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			132,347
TOTAL JUST VALUE			132,347
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		2728 SW KING ST, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC,PAVMT	0.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/07/2025	MLU
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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					
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	1.00	18,000.00	18,000.00	18,000								