

(AKA PART OF LOT 1 & PART OF LOT HARRIS FARMS S/D UNIT A DESC AS COMM SE COR OF SEC, RUN W 276.56

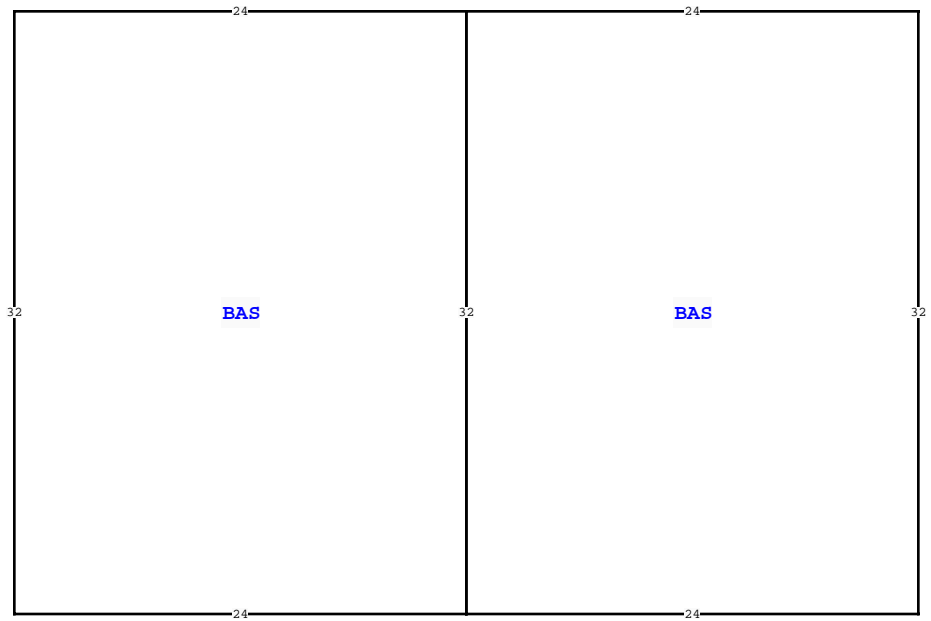
KIRSPLASH LLC
2716 W US HWY 90
LAKE CITY, FL 32055

2026

35-3S-16-02577-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	12	HARDWOOD	20
Ceiling	02	F.NOT SUS	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		4	100
Frame	03	MASONRY	100
Story Height		8	100
RMS		9	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35316.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	768	100	
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TOTALS	1,536		1,536 62,676

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	OFFICE LOW	0%	- 0								
			Heated Area: 1536			HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			62,676
TOTAL MARKET OB/XF VALUE			1,000
TOTAL LAND VALUE - MARKET			75,197
TOTAL MARKET VALUE			138,873
SOH/AGL Deduction			0
ASSESSED VALUE			138,873
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			138,873
TOTAL JUST VALUE			138,873
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			137,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1321/1081	8/29/2016	WD	Q	I	01	175,000
GRANTOR: G & W COMMERCIAL PROP						
GRANTEE: KIRSPLASH LLC						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/11/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W24 S32 E24 BAS= E24 N32 W24 S32\$ N32\$.	

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT 0.00	0.00	100	2017	2017	3	100	1,000

LAND DESCRIPTION		TOTAL OB/XF														1,000								
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	1700	C	1STORY OFF	0			0.00	0.00	5,222.00	SF		1.00	1.00	0.90	16.00	14.40	75,197							