THE E1/2 OF THE FOLLOWING:
COMM NE COR OF NW1/4 OF NE1/4, R
FOR POB, S 1311.80 FT TO S LINE

KIRBY GARLAND/KIRBY SHARON D
261 NW MISSION RIDGE CT
LAKE CITY, FL 32055

2027

36-3S-16-02611-203

BUILDING CHARACTERISTICS

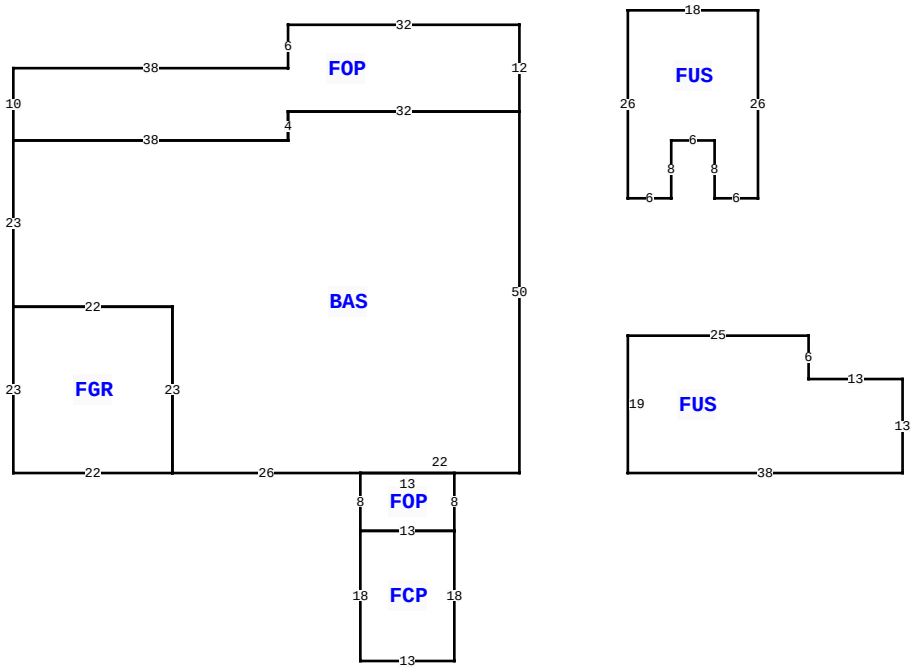
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,842	100		2,842	365,936
FCP	234	25		58	7,468
FGR	506	55		278	35,795
FOP	104	30		31	3,992
FOP	764	30		229	29,486
FUS	420	100		420	54,080
FUS	644	100		644	82,922
TOTALS	5,514			4,502	579,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,502	143.0687	171.68	772,903	2000	2000	0	0	0	25.00	75.00

1 EXCEPT SFR 100% - 2001 Heated Area: 3906 HX Base Yr 2001



261 NW MISSION RIDGE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,171.00	UT	1.50	1.50	100	2000	2000	3	100	1,757	
3	0166	CONC,PAVMT	0	100	10	20	200.00	UT	2.00	2.00	100	2002	2002	3	100	400	
4	0040	BARN,POLE	0	100	20	55	1,100.00	UT	4.00	4.00	100	2002	2002	3	100	4,400	
5	0294	SHED WOOD/	0	100	12	20	240.00	UT	7.50	7.50	100	2002	2002	3	100	1,800	
6	0261	PRCH, UOP	0	100	6	20	120.00	UT	4.50	4.50	100	2002	2002	3	100	540	
7	0251	LEAN TO W/	0	100	16	45	720.00	UT	2.00	2.00	100	2009	2009	3	100	1,440	
8	0251	LEAN TO W/	0	100	16	45	720.00	UT	2.00	2.00	100	2009	2009	3	100	1,440	
9	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 14,477

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	100		A-1	0.00	0.00	6.88	AC		1.00	1.00	1.00	6,500.00	6,500.00	44,720							

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		579,677
TOTAL MARKET OB/XF VALUE		14,477
TOTAL LAND VALUE - MARKET		44,720
TOTAL MARKET VALUE		638,874
SOH/AGL Deduction		142,620
ASSESSED VALUE		496,254
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		444,843
TOTAL JUST VALUE		638,874
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		638,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052389	Roof Replacement	28,000	02/20/2025
19576	POOL	201	05/23/2002
16320	SFR	445	11/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0881/0090	5/21/1999	WD	Q	V		43,800
GRANTOR: PHILLIPS'						
GRANTEE: KIRBY'S						
0840/1854	7/10/1997	TD	Q	V	01	0
GRANTOR: RICHARD COLE & JANICE						
GRANTEE: JERRY & MARYDELL CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N50 FOP= N12 W32 S 6 W38 S10 E38 N4 E32$ W32 S4 W38 S23
FGR= S23 E22 N23 W22$ E22 S23 E26 FOP= S8 FCP= S18 E13 N18
W13$ E13 N8 W13$ E22$ PTR=E15 FUS= E38 N13 W13 N6 W25 S19$
W15$ PTR=E15 N38 FUS= E6 N8 E6 S8 E6 N26 W18 S26$ S38 W15$.

REVIEW DATE 04/07/2025 BY chuck Total Acres: 6.88 Total Land Value: 44,720 Market: 0 Agricultural: 0 Common: 44,720 PRINTED 11/17/2026 BY SYS