

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

2026

36-3S-16-02611-203

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	51	LOG 90	
Exterior Wall	21	STONE 10	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	06	CUST PANEL 100	
Interior Floor	12	HARDWOOD 80	
Interior Floor	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
BAS	2,842	100	
FCP	234	25	
FGR	506	55	
FOP	104	30	
FOP	764	30	
FUS	420	100	
FUS	644	100	
TOTALS	5,514		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	EXCEPT SFR	100%	- 2001		Heated Area: 3906					HX Base Yr 2001	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			603,854
TOTAL MARKET OB/XF VALUE			14,477
TOTAL LAND VALUE - MARKET			44,720
TOTAL MARKET VALUE			663,051
SOH/AGL Deduction			181,251
ASSESSED VALUE			481,800
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			430,389
TOTAL JUST VALUE			663,051
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			646,603

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

EXTRA FEATURES		261 NW MISSION RIDGE CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100 0 0
2	0166	CONC, PAVMT	0 100 0 0
3	0166	CONC, PAVMT	0 100 10 20
4	0040	BARN, POLE	0 100 20 55
5	0294	SHED WOOD/	0 100 12 20
6	0261	PRCH, UOP	0 100 6 20
7	0251	LEAN TO W/	0 100 16 45
8	0251	LEAN TO W/	0 100 16 45
9	0260	PAVEMENT-A	0 100 0 0

TOTAL OB/XF												14,477				
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	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	

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\$.

LAND DESCRIPTION		TOTAL OB/XF 14,477																						
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	100		A-1	0.00	0.00	6.88	AC		1.00	1.00	1.00	6,500.00	6,500.00	44,720							