

THE W1/2 OF THE FOLLOWING:
 COMM NE COR OF NW1/4 OF NE1/4, W
 POB, S 1311.80 FT TO S LINE OF N

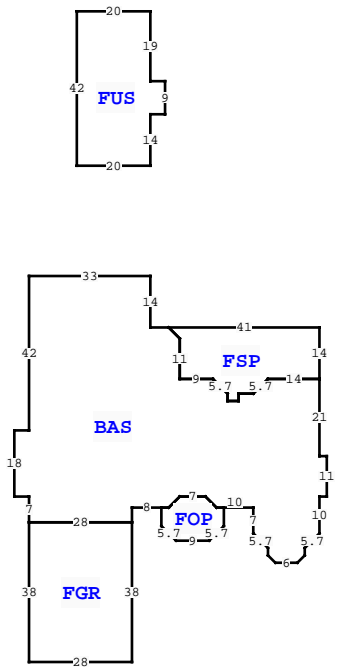
KIRBY FLETCHER/KIRBY TERRI C
 P O BOX 567
 LAKE CITY, FL 32056-0567

2026

36-3S-16-02611-206

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		4	100
Frame	02	WOOD FRAME	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	4,141	100	
FGR	1,064	55	
FOP	167	30	
FSP	587	40	
FUS	876	100	
TOTALS	6,835		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2004		Heated Area: 5017					HX Base Yr 2004	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			667,197
TOTAL MARKET OB/XF VALUE			47,620
TOTAL LAND VALUE - MARKET			44,720
TOTAL MARKET VALUE			759,537
SOH/AGL Deduction			223,336
ASSESSED VALUE			536,201
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			484,790
TOTAL JUST VALUE			759,537
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			769,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20155	POOL	175	11/18/2002
19450	SFR	681	04/19/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0881/0092	5/21/1999	WD	Q	V		43,800

GRANTOR: JERRY * MARYDELL PHIL
 GRANTEE: FLETCHER & TERRI KI

EXTRA FEATURES																
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	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	7,592.00	UT	2.00	2.00	100	2003	2003	3	100	15,184	
3	0280	POOL R/CON	0	100	0	712.00	UT	70.00	70.00	100	2003	2003	3	40	19,936	
4	0282	POOL ENCL	0	100	40	1,800.00	UT	15.00	15.00	100	2003	2003	3	40	10,800	
5	0260	PAVEMENT-A	0	100	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/10/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W33 S42 W4 S18 E4 S7 FGR= S38 E28 N38 W28\$ E28 N4 E8 FOP= S5 D4 R4 E9 R4 U4 N5 W2 U3 L3 W7 L3 D3 W2\$ E2 U3 R3 E7 R3 D3 E10 S7 D4 R4 S2 D2 R2 E6 R2 U2 N2 R4 U4 N10 E2 N11 W2 N21 FSP= N14 W41 D3 R3 S11 E9 D4 R4 S2 E3 N2 E4 R4 U4 E14\$ W14 D4 L4 W4 S2 W3 N2 L4 U4 W9 N11 L3 U3 W5 N14\$ PTR= N30 FUS= N14 E4 N9 W4 N19 W20 S42 E20\$ S30\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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							