

COMM NW COR OF NW1/4 OF NE1/4, S
S'LY R/W DOUBLE RUN RD, NE 58 DE
30.68 FT FOR POB, CONT NE 575.29

KIRSCH PROPERTIES
504 SW EMORYWOOD GLN
LAKE CITY, FL 32024

2026

04-3S-17-04838-132


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	4317.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,216	100	
TOTALS	1,216		60,687

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,216	96.5295	90.74	110,340	1996	1996		0	0	45.00
1 MANUF 1 100% - 2000 Heated Area: 1216 HX Base Yr 2000											

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BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			60,687
TOTAL MARKET OB/XF VALUE			8,200
TOTAL LAND VALUE - MARKET			45,591
TOTAL MARKET VALUE			114,478
SOH/AGL Deduction			65,866
ASSESSED VALUE			48,612
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			23,612
TOTAL JUST VALUE			114,478
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			114,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/2441	12/10/2025	WD	U	I	11	100
GRANTOR: CIVIS CHARLES EDWARD						
GRANTEE: KIRSCH PROPERTIES						
1541/529	5/14/2025	QC	U	I	11	100
GRANTOR: CIVIS DIANE MARIE						
GRANTEE: CIVIS CHARLES EDWAR						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100

TOTAL OB/XF											
8,200											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			04/11/2025			MLU					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W76 S16 E76 N16\$.									

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	0200	C	MBL HM	100		A-1	0.00	0.00	10.02	AC		1.00	1.00	0.70	6,500.00	4,550.00	45,591							