N3/4 OF SW1/4 OF SW1/4 EX THE FO
LYING IN SEC 12: BEG NW COR OF S
1319.94 FT TO NE COR OF SW1/4 OF

KING BRANDON D/KING TONYA M
2263 SE OCTOBER RD
LAKE CITY, FL 32025

2026

12-6S-17-09651-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

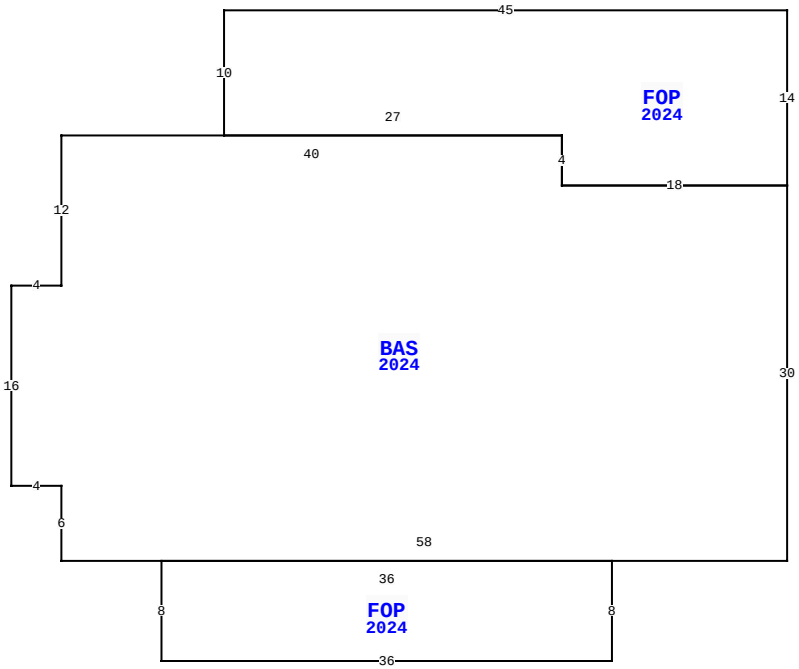
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2.5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,964	100	2024	1,964	250,291
FOP	288	30	2024	86	10,959
FOP	522	30	2024	157	20,008
TOTALS	2,774			2,207	281,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,207	116.1090	130.04	286,998	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1964 HX Base Yr 2024



2263 SE OCTOBER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		281,258
TOTAL MARKET OB/XF VALUE		7,680
TOTAL LAND VALUE - MARKET		55,124
TOTAL MARKET VALUE		304,009
SOH/AGL Deduction		5,333
ASSESSED VALUE		298,676
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		247,954
TOTAL JUST VALUE		344,062
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045421	New Residential C	200,000	09/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1452/2115	11/09/2021	WD	U	V	16	28,300
GRANTOR: LEIGH H ANSLEY AS TRU						
GRANTEE: KING BRANDON D						
1452/2113	11/05/2021	WD	U	V	16	28,300
GRANTOR: ANSLEY DONNA B						
GRANTEE: KING BRANDON D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=90,10] W18 N4 W40 S12 W4 S16 E4 S6 E58 N30 $
FOP=[YR=2024;ORIG=90,-4] W45 S10 E27 S4 E18 N14 $
FOP=[YR=2024;ORIG=40,40] E36 S8 W36 N8 $
.

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	0294	SHED WOOD/	0	100	8	10	80.00	UT	12.00	12.00	100	2024	2023		100	960	
2	0040	BARN,POLE	0	100	16	40	640.00	UT	8.00	8.00	100	2024	2023		100	5,120	
3	0252	LEAN-TO W/	0	100	8	20	160.00	UT	10.00	10.00	100	2024	2023		100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 7,680

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	3.23	AC		1.00	1.00	0.75	5,000.00	3,750.00	12,112							
2	5500	A	TIMBER 2	100					1.63	AC		1.00	1.00	1.00	445.00	445.00	725							
3	5700	A	TIMBER 4	100					9.84	AC		1.00	1.00	1.00	227.00	227.00	2,234							
4	9910	M	MKT.VAL.AG	100					11.47	AC		1.00	1.00	0.75	5,000.00	3,750.00	43,012							

REVIEW DATE 12/07/2023 BY JB Total Acres: 14.70 Total Land Value: 15,071 Market: 43,012 Agricultural: 2,959 Common: 12,112 PRINTED 11/19/2025 BY SYS