LOT 46 & W1/2 OF LOT 47 SPRING
HOLLOW S/D & THE N1/2 OF SPRUCE
STREET (VACATED LYING S OF SAID

RIVERA KING NJ/RIVERA BARBARA V
185 NW PERKINS PL
LAKE CITY, FL 32055-8154

2026

24-3S-16-02273-041

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

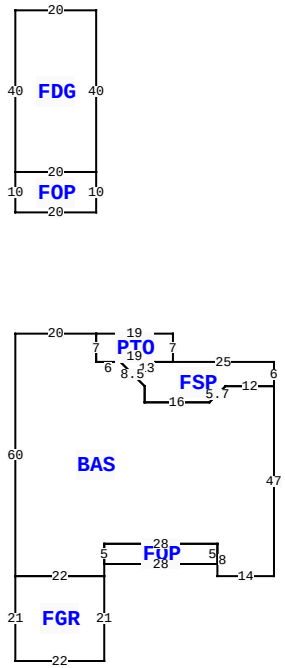
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	24316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,026	100		3,026	258,674
FDG	800	60		480	41,032
FGR	462	55		254	21,713
FOP	140	30		42	3,590
FOP	200	30		60	5,129
FSP	282	40		113	9,659
PTO	133	5		7	598
TOTALS	5,043			3,982	340,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,982	111.0165	124.34	495,122	2000	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2019 Heated Area: 3026 HX Base Yr 2019



185 NW PERKINS PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		340,396
TOTAL MARKET OB/XF VALUE		9,921
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		386,317
SOH/AGL Deduction		231,587
ASSESSED VALUE		154,730
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		104,008
TOTAL JUST VALUE		386,317
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041569	Electrical Servic	0	03/22/2021
16777	SFR	430	03/22/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1338/2106	6/05/2017	WD	Q	I	01	260,000
GRANTOR: JAMES P & GINA F BEAC						
GRANTEE: KING NJ & BARBARA V						
0898/0697	3/03/2000	WD	Q	V	03	28,100
GRANTOR: JANSON						
GRANTEE: BEACH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S60 FGR= S21 E22 N21 W22$ E22 N3 FOP= E28 N5 W28 S5$ N5 E28 S8 E14 N47 FSP= N6 W25 PTO= N7 W19 S7 E19$ W13 D6 R6 S4 E16 R4 U4 E12$ W12 D4 L4 W16 N4 L6 U6 W6 N7$ PTR= N30 FOP= N10 FDG= N40 W20 S40 E20$ W20 S10 E20$ S30$.

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	0166	CONC,PAVMT	0	100	0	0	2,814.00	UT	1.50	1.50	100	2000	2000	3	100	4,221	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,200	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021		75	4,500	

LAND DESCRIPTION

TOTAL OB/XF 9,921

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	1.50	LT		1.00	1.00	1.00	24,000.00	24,000.00	36,000							

REVIEW DATE 05/17/2023 BY JB Total Acres: 0.80 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/17/2025 BY SYS