COMM SW COR OF E1/2 OF SW1/4 E 2
N 161.58 FT, W 130.08 FT, N 531.
FT, S 695.89 FT TO S LINE OF SW1

HINES ALTON L
1487 SW KING ST
LAKE CITY, FL 32024

2026

26-4S-16-03190-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

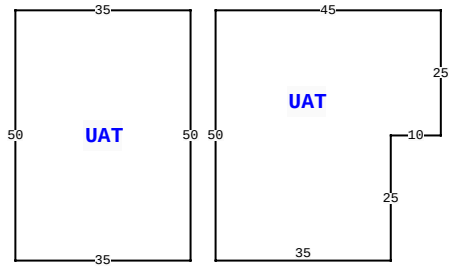
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	32	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	05	STEEL 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	26416.00	1.00/

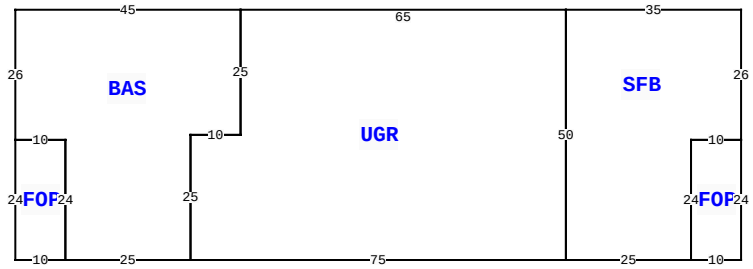
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100		1,760	146,725
FOP	240	30		72	6,003
FOP	240	30		72	6,003
SFB	1,510	80		1,208	100,707
UAT	1,750	10		175	14,590
UAT	2,000	10		200	16,673
UGR	3,500	45		1,575	131,303
TOTALS	11,000			5,062	422,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0187	01	5,062	112.4800	89.98	455,479	2019	2019	0	0	0	7.35	92.65

1 SFR/PREMTL 100% - 2020 Heated Area: 3270 HX Base Yr 2020





1487 SW KING ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		422,001
TOTAL MARKET OB/XF VALUE		4,604
TOTAL LAND VALUE - MARKET		59,510
TOTAL MARKET VALUE		486,115
SOH/AGL Deduction		123,550
ASSESSED VALUE		362,565
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		311,843
TOTAL JUST VALUE		486,115
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		491,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36977	SFR	1,310	07/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/876	10/17/2024	LE	U	I	14	100
GRANTOR: HINES ALTON L (ENH LE						
GRANTEE: JOHNSON JACKSON (RM						
1357/2147	3/01/2018	WD	U	V	11	100
GRANTOR: LLOYD E HINES JR						
GRANTEE: ALTON L HINES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S26 FOP= S24 E10 N24 W10$ E10 S24 E25 UGR= E75 SFB= E25 FOP= E10 N24 W10 S24$ N24 E10 N26 W35 S50$ N50 W65 S25 W10 S25$ N25 E10 N25$ PTR= N30 UAT= N50 W35 S50 E35$ S30 PTR= N30 E40 UAT= N25 E10 N25 W45 S50 E35$ S30 W40$.

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	2,302.00	UT	2.00	2.00	100	2019	2019	3	100	4,604	

LAND DESCRIPTION

TOTAL OB/XF 4,604

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	5.41	AC		1.00	1.00	1.00	11,000.00	11,000.00	59,510							

REVIEW DATE 07/12/2019 BY KR Total Acres: 5.41 Total Land Value: 59,510 Market: 0 Agricultural: 0 Common: 59,510 PRINTED 11/19/2025 BY SYS