COMM SW COR OF SEC, E 426.10 FT
FT, N 429.65 FT, W 200 FT, S 419

KING SARAI ELIZABETH
1685 SW KING ST
LAKE CITY, FL 32024

2026

26-4S-16-03192-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

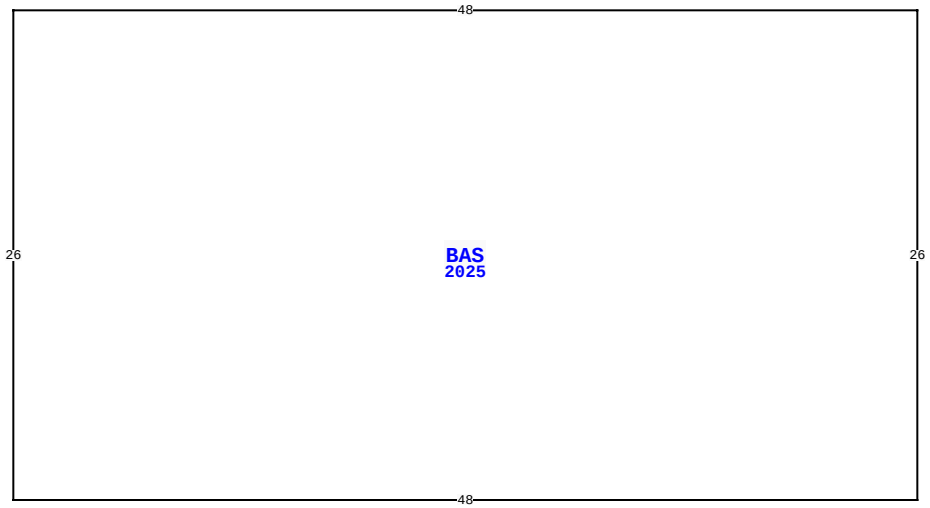
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,248	100	2025	1,248	90,541
TOTALS	1,248			1,248	90,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,248	113.5000	106.69	133,149	2011	2011	0	0	0	32.00	68.00

1 MANUF 1 100% - 2025 Heated Area: 1248 HX Base Yr 2025



1685 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		90,541
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		35,100
TOTAL MARKET VALUE		128,641
SOH/AGL Deduction		0
ASSESSED VALUE		128,641
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,919
TOTAL JUST VALUE		128,641
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051843	Roof Replacement	5,800	12/16/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1523/2458	9/16/2024	WD	U	V	11	100

GRANTOR: KING RANDALL R

GRANTEE: KING SARAI ELIZABET

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=17,13] E48 S26 W48 N26 $
.

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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	0200	C	MBL HM	100					1.95	AC		1.00	1.00	1.00	18,000.00	18,000.00	35,100							

REVIEW DATE 09/25/2024 BY JB Total Acres: 1.95 Total Land Value: 35,100 Market: 0 Agricultural: 0 Common: 35,100 PRINTED 11/19/2025 BY SYS