

BEG NE COR OF SEC 35-4S-16,
RUN S ALONG E LINE OF SEC 35
A DIST OF 45.62 FT TO A PT ON

CONNER LINDA SUE
793 SW KING STREET
LAKE CITY, FL 32024

2026

26-4S-16-03196-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 80
Interior Wall	02	WALL BD/WD 20
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	0	100
Bathrooms	0	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,540	100		1,540	90,030
CAN	320	30		96	5,612
HXB	700	100		700	40,923
TOTALS	2,560			2,336	136,565

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0120	CLFENCE 4	0	100	0	0	190.00	UT	4.50	4.50	
2	0166	CONC, PAVMT	0	100	30	30	900.00	UT	2.00	2.00	
3	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	0		A-1	0.00	0.00	0.30	AC	
2	0100	C	SFR	100		00	0.00	0.00	0.35	AC	

REVIEW DATE 07/11/2019 BY KR

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,336	80.3000	89.94	210,100	1975	1975	0	0	0	35.00	65.00	
1 SINGLE FAM 29.97% - 0 Heated Area: 2240 HX Base Yr													

793 SW KING ST, LAKE CITY				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	
				INC DATE		AG DATE	

TOTAL OB/XF													
2,619													

Total Acres: 0.65 Total Land Value: 13,163 Market: 0 Agricultural: 0

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 2					Tax Dist:							
BUILDING MARKET VALUE										136,565		
TOTAL MARKET OB/XF VALUE										2,619		
TOTAL LAND VALUE - MARKET										13,163		
TOTAL MARKET VALUE										152,347		
SOH/AGL Deduction										24,547		
ASSESSED VALUE										127,800		
TOTAL EXEMPTION VALUE					HX HB					25,000		
BASE TAXABLE VALUE										102,800		
TOTAL JUST VALUE										152,347		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										152,347		
SALE:3:1: DAY CARE CENTER												
SALE:2:1: .65 AC WITH DAY CARE												
LAND:2:1: HAS ONE BUILDING-COMBINED USE												
BLDG:1:1: COMBINED USE-SFR & CHURCH												
PERMIT NUM		DESCRIPTION				AMT		ISSUED				
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	I I	V I	RSN CD	SALE PRICE			
0838/2630		4/29/1997		WD	Q	Q	I	03	18,000			
GRANTOR:EVELYN H WILLIS (FKA												
GRANTEE:LINDA SUE CONNER												
0769/1112		12/31/1992		WD	Q	Q	I		50,000			
GRANTOR:FRED G MULLIS												
GRANTEE:LAMB-CONNER												