COMM NE COR OF SEC 35, RUN S 45. FT FOR POB, CONT W 97.18 FT, N 4 N LINE OF SEC 35, CONT N 210 FT,

ADAMCEWICZ CHESTER
811 SW KING ST
LAKE CITY, FL 32024

**2026**

**26-4S-16-03196-002**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

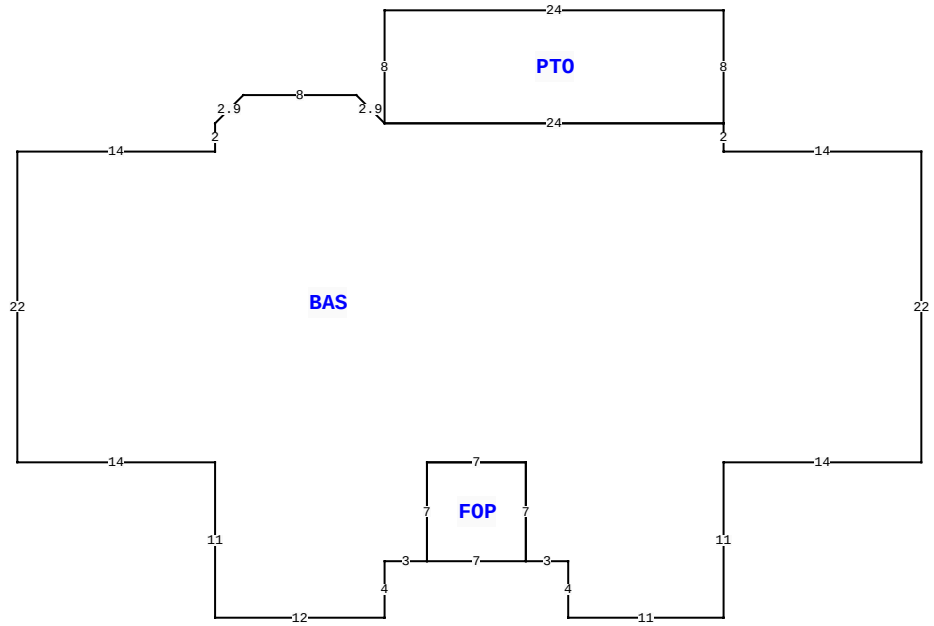
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| 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 | 1,795 | 100 | | 1,795 | 134,468 |
| FOP | 49 | 30 | | 15 | 1,124 |
| PTO | 192 | 5 | | 10 | 749 |
| TOTALS | 2,036 | | | 1,820 | 136,341 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,820 | 102.9000 | 115.25 | 209,755 | 1997 | 1997 | 0 | 0 | 0 | 35.00 | 65.00 |

2 SINGLE FAM 100% - 2011 Heated Area: 1795 HX Base Yr 2011




811 SW KING ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 136,341 |
| TOTAL MARKET OB/XF VALUE | | 2,111 |
| TOTAL LAND VALUE - MARKET | | 12,900 |
| TOTAL MARKET VALUE | | 151,352 |
| SOH/AGL Deduction | | 42,655 |
| ASSESSED VALUE | | 108,697 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 57,975 |
| TOTAL JUST VALUE | | 151,352 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 153,974 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000046199 | Roof Replacement | 17,070 | 01/04/2023 |
| 13137 | SFR | 250 | 10/07/1997 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1443/864 | 7/16/2021 | LE | U | I | 14 | 100 |
| GRANTOR: ADAMCEWICZ CHESTER | | | | | | |
| GRANTEE: ADAMCEWICZ CHESTER | | | | | | |
| 1182/0802 | 9/30/2009 | CT | U | I | 11 | 56,800 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: CHESTER ADAMCEWICZ | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W14 N2 PTO= N8 W24 S8 E24$ W24 U2 L2 W8 L2 D2 S2W14 S22 E14 S11 E12 N4 E3 FOP= E7 N7 W7 S7$ N7 E7 S7 E3S4 E11 N11 E14 N22$.

### 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 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 270.00 | UT | 4.50 | 4.50 | 75 | 1997 | 1997 | 3 | 75 | 911 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,200 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,111

| 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 | 0.86 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 12,900 | | | | | | | |

REVIEW DATE 02/23/2023 BY JS Total Acres: 0.86 Total Land Value: 12,900 Market: 0 Agricultural: 0 Common: 12,900 PRINTED 11/18/2025 BY SYS