BEG SE COR OF SW1/4 OF SW1/4, RU
W 300 FT, S 294 FT, E 300 FT TO

NORRIS IDA MAE BRYANT
2571 SW KING ST
LAKE CITY, FL 32024

2026

27-4S-16-03215-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

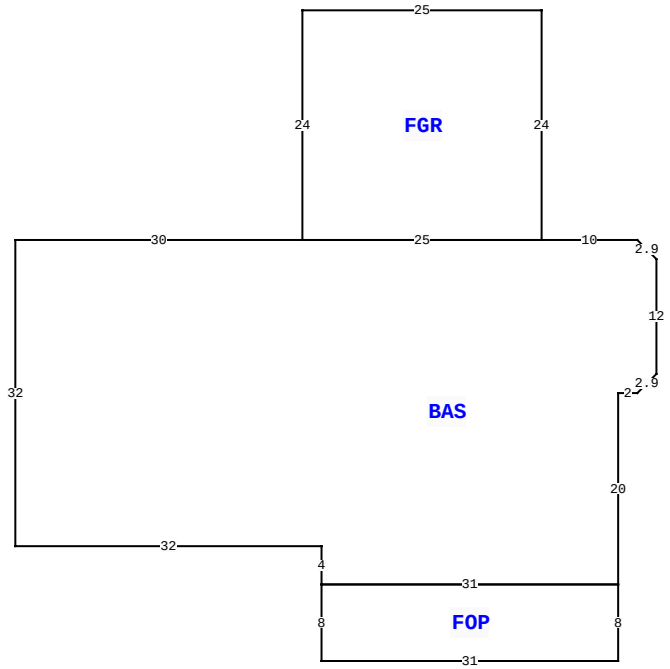
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	27416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,200	100		2,200	217,743
FGR	600	55		330	32,662
FOP	248	30		74	7,324
TOTALS	3,048			2,604	257,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,604	113.2960	126.89	330,422	2003	2003	0	0	0	22.00	78.00

2 SINGLE FAM 100% - 0 Heated Area: 2200 HX Base Yr



2571 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: 3	Tax Dist:	
BUILDING MARKET VALUE		257,729
TOTAL MARKET OB/XF VALUE		6,152
TOTAL LAND VALUE - MARKET		34,020
TOTAL MARKET VALUE		297,901
SOH/AGL Deduction		101,718
ASSESSED VALUE		196,183
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		90,461
TOTAL JUST VALUE		297,901
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,205

XFOB:1:1: PARK AVENUE M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20732	SFR	390	05/21/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1190/1626	3/12/2010	QC	U	I	11	100

GRANTOR: WARREN E NORRIS

GRANTEE: WARREN E NORRIS & I

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S32 E32 S4 FOP= S8 E31 N8 W31$ E31 N20 E2 U2 R2 N12 L2 U2 W10 FGR= N24 W25 S24 E25$ W25$.

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	24	24	576.00	UT	2.00	2.00	100	2003	2003	3	100	1,152	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 6,152

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	1.89	AC		1.00	1.00	1.00	18,000.00	18,000.00	34,020							

REVIEW DATE 07/16/2019 BY KR Total Acres: 1.89 Total Land Value: 34,020 Market: 0 Agricultural: 0 Common: 34,020 PRINTED 11/18/2025 BY SYS