COMM SE COR OF SW1/4, RUN N
45 FT TO N R/W KING RD, W 30
FOR POB, RUN W 330 FT, N 440

SPRADLEY ANNETTE C
P O BOX 3131
LAKE CITY, FL 32056

2026

27-4S-16-03217-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

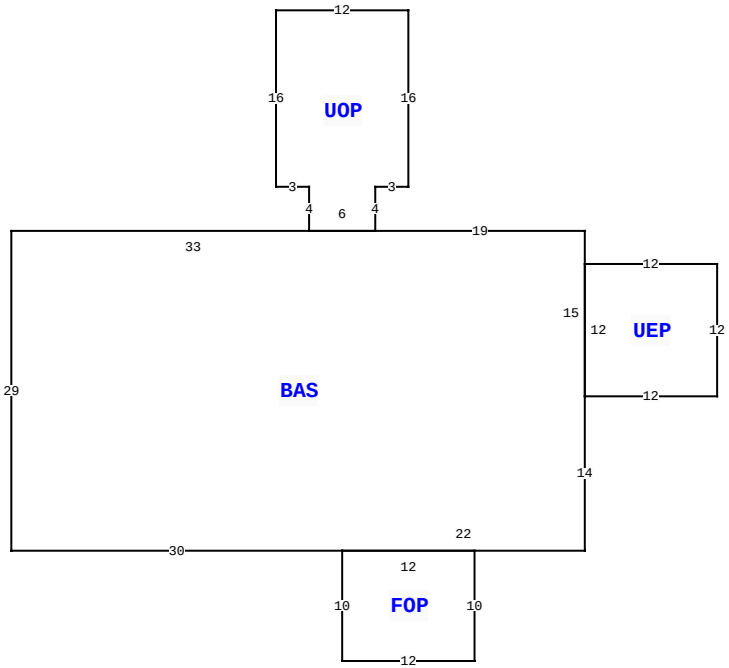
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	0102	SFRES/MOBILE HOME
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	1,508	100		1,508	113,507
FOP	120	30		36	2,710
UEP	144	60		86	6,473
UOP	216	20		43	3,236
TOTALS	1,988			1,673	125,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,673	103.3900	115.80	193,733	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1508 HX Base Yr



2353 SW KING ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		125,926
TOTAL MARKET OB/XF VALUE		5,700
TOTAL LAND VALUE - MARKET		15,030
TOTAL MARKET VALUE		146,656
SOH/AGL Deduction		45,416
ASSESSED VALUE		101,240
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		45,518
TOTAL JUST VALUE		146,656
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18951	M H	125	11/13/2001
13161	M H	125	10/09/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0650/0801	4/29/1988	WD	Q	I		45,000

GRANTOR: STEPHAN MARK H &
GRANTEE: SPRADLEY S MONROE &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 UOP= N4 E3 N16 W12 S16 E3 S4 E6$ W33 S29 E30 FOP= S10 E12 N10 W12$ E 22 N14 UEP= E12 N12 W12 S12$ N15$.

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	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,400	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 5,700

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	2.34	AC		1.00	1.00	1.00	4,500.00	4,500.00	10,530							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							

REVIEW DATE 07/16/2019 BY KR Total Acres: 3.34 Total Land Value: 15,030 Market: 0 Agricultural: 0 Common: 15,030 PRINTED 11/18/2025 BY SYS