W1/4 OF SE1/4 OF SW1/4.
ORB 753-742, 775-2349,
796-1210, WD 994-1814,

LUKOCEVICH JAMES
2525 SW KING ST
LAKE CITY, FL 32024-4507

2026

27-4S-16-03217-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

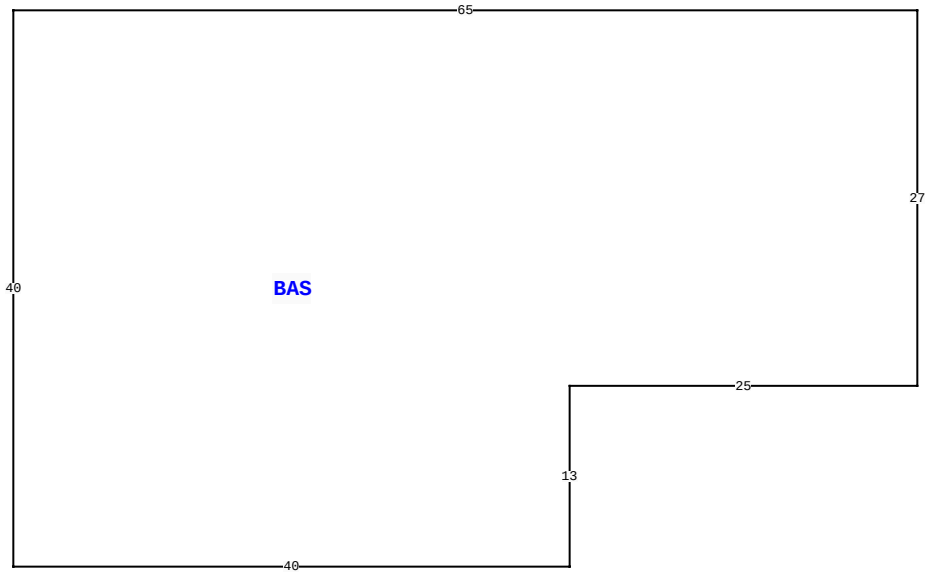
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	2,275	100		2,275	24,875
TOTALS	2,275			2,275	24,875

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	2,275	91.1200	54.67	124,374	2002	2002	0	0	20	60.00	20.00

1 MOBILE HME 0% - 0 Heated Area: 2275 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

2525 SW KING ST, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	24,875
TOTAL MARKET OB/XF VALUE	10,400
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	56,175
SOH/AGL Deduction	0
ASSESSED VALUE	56,175
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,175
TOTAL JUST VALUE	125,275
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20654	M H	125	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1319/1404	7/29/2016	WD	U	I	12	55,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: JAMES LUKOCEVICH						
1280/0171	3/21/2014	WD	U	I	12	100
GRANTOR: PNC BANK, NATIONAL AS						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W65 S40 E40 N13 E25 N27$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	
5	0070	CARPORT UF	0	0	20	32	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 10,400

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	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,000							
2	5500	A	TIMBER 2	0		00	0.00	0.00	4.00	AC		1.00	1.00	1.00	445.00	445.00	1,780							
3	6200	A	PASTURE 3	0		00	0.00	0.00	4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	72,000							

REVIEW DATE 07/16/2019 BY KR Total Acres: 10.00 Total Land Value: 20,900 Market: 72,000 Agricultural: 2,900 Common: 18,000 PRINTED 11/18/2025 BY SYS