COMM AT NW COR OF SE1/4 OF SEC S
431.13 FT, FOR POB, RUN S 604.36
KING RD, E ALONG R/W 362.55 FT,

LUCAS ELIZABETH JANE
2219 SW KING ST
LAKE CITY, FL 32024

2026

27-4S-16-03218-000

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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

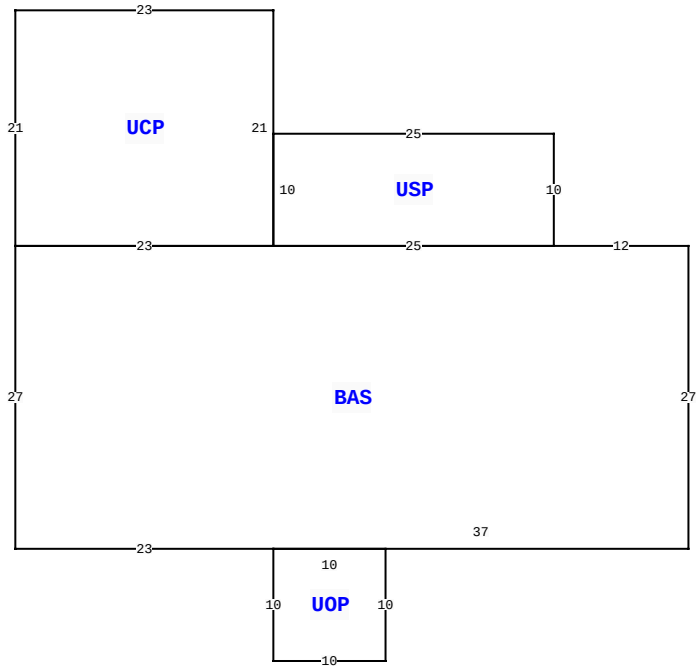
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 27416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	137,028
UCP	483	20		97	8,205
UOP	100	25		25	2,115
USP	250	35		88	7,443
TOTALS	2,453			1,830	154,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,830	113.9000	107.07	195,938	2016	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2016 Heated Area: 1620 HX Base Yr 2016



2219 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		154,791
TOTAL MARKET OB/XF VALUE		8,300
TOTAL LAND VALUE - MARKET		57,310
TOTAL MARKET VALUE		220,401
SOH/AGL Deduction		100,279
ASSESSED VALUE		120,122
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		69,400
TOTAL JUST VALUE		220,401
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33469	M H	701	10/19/2015
12592	M H	125	06/02/1997
11325	M H	125	06/25/1996
6944	M H	60	03/12/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1545/2578	7/25/2025	QC	U	I	11	100
GRANTOR: LUCAS BRIAN						
GRANTEE: LUCAS ELIZABETH JAN						
1255/250	5/20/2013	WD	Q	I	01	32,000
GRANTOR: BROOKS LINDA KAY						
GRANTEE: LUCAS BRIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 USP= N10 W25 S10 E25$ W25 UCP= N21 W23 S21 E23$
W23S27 E23 UOP= S10 E10 N10 W10$ E37 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	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,300

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	100		00	0.00	0.00	5.21	AC		1.00	1.00	1.00	11,000.00	11,000.00	57,310							

REVIEW DATE 07/16/2019 BY BC Total Acres: 5.21 Total Land Value: 57,310 Market: 0 Agricultural: 0 Common: 57,310 PRINTED 11/18/2025 BY SYS