COMM SW COR OF SE1/4, RUN N 45 F
KING RD FOR POB, W ALONG R/W 30
E 130 FT, S 363 FT TO N R/W KING

SOUTH JAMES E
2293 SW KING ST
LAKE CITY, FL 32024

2026

27-4S-16-03218-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

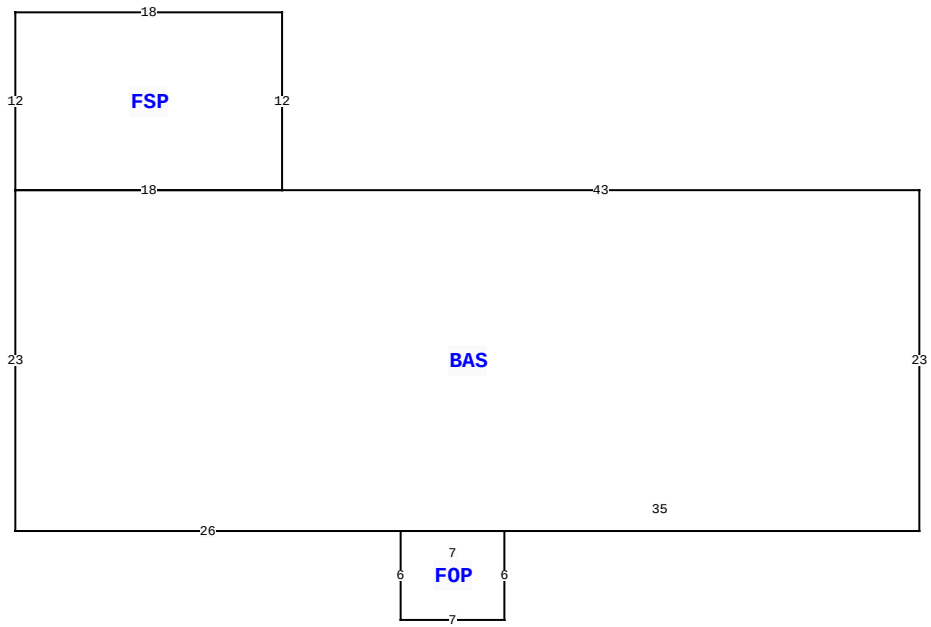
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,403	100		1,403	36,164
FOP	42	35		15	387
FSP	216	40		86	2,217
TOTALS	1,661			1,504	38,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,504	107.4000	64.44	96,918	1980	1980	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2022 Heated Area: 1403 HX Base Yr 2022



2293 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		38,767
TOTAL MARKET OB/XF VALUE		14,000
TOTAL LAND VALUE - MARKET		19,440
TOTAL MARKET VALUE		72,207
SOH/AGL Deduction		17,672
ASSESSED VALUE		54,535
TOTAL EXEMPTION VALUE	HX HB	29,535
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		72,207
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		72,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/2405	3/02/2020	LE	U	I	14	100
GRANTOR: BRENDA SAWYER (ENH LI						
GRANTEE: JAMES E SOUTH (RMDR						
0809/0492	8/07/1995	WD	Q	I		40,000
GRANTOR: LIPPI						
GRANTEE: KENNETH W & BRENDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 FSP= N12 W18 S12 E18$ W18 S23 E26 FOP= S6 E7 N6 W7$ E35 N23$.

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0297	SHED CONCR	0	100	12	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 14,000

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.08	AC		1.00	1.00	1.00	18,000.00	18,000.00	19,440							

REVIEW DATE 07/16/2019 BY KR Total Acres: 1.08 Total Land Value: 19,440 Market: 0 Agricultural: 0 Common: 19,440 PRINTED 11/18/2025 BY SYS