COMM NE COR OF SE1/4 OF NW1/4, R
S R/W OF WASHINGTON ST FOR POB,
FT, W 121.64 FT, N 202.17 FT, E

KING STUART/KING RAYCHEL
2344 NE WASHINGTON ST
LAKE CITY, FL 32055

2026

34-3S-17-06884-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

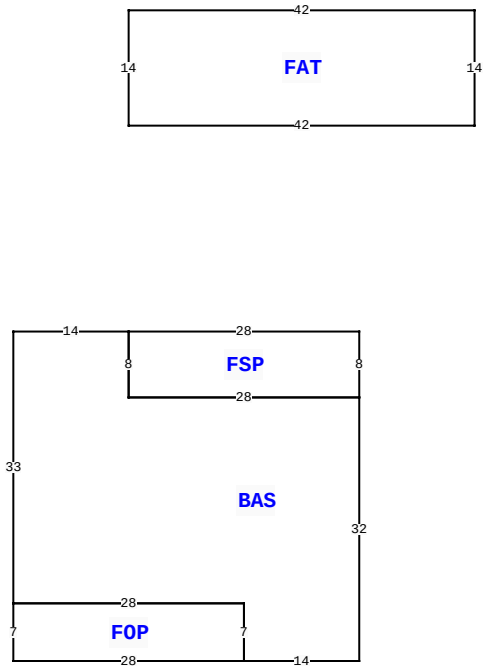
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	2.	2. 100
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 06
NEIGHBORHOOD/LOC	34317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100		1,260	87,723
FAT	588	20		118	8,215
FOP	196	30		59	4,107
FSP	224	40		90	6,266
TOTALS	2,268			1,527	106,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,527	95.6340	107.11	163,557	1900	1970	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1260 HX Base Yr 2020



2344 NE WASHINGTON ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		106,312
TOTAL MARKET OB/XF VALUE		650
TOTAL LAND VALUE - MARKET		5,000
TOTAL MARKET VALUE		111,962
SOH/AGL Deduction		34,735
ASSESSED VALUE		77,227
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		26,505
TOTAL JUST VALUE		111,962
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
041157	REMODEL		01/14/2021
39559	REMODEL	0	04/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/1164	4/03/2025	WD	U	I	43	330,000
GRANTOR: LUND TERRY L DUGAN						
GRANTEE: KING STUART						
1382/2065	3/29/2019	WD	Q	I	01	75,000
GRANTOR: RICHARD L PAUL						
GRANTEE: TERRY L DUGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 S33 E28 S7 E14 N32 W28 N8 $
FAT=[ORIG=0,-25] E42 N14 W42 S14 $
FSP=[ORIG=28,8] N8 W28 S8 E28 $
FOP=[ORIG=-14,33] S7 E28 N7 W28 $.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	500.00	500.00	50	1993	1993	3	50	250	
2	0296	SHED METAL	0	100	0	0	1.00	UT	400.00	400.00	100	2021	2020		100	400	

LAND DESCRIPTION

TOTAL OB/XF 650

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		00	0.00	0.00	1.00	UT		1.00	1.00	1.00	5,000.00	5,000.00	5,000							

REVIEW DATE 07/28/2025 BY TP Total Acres: 0.00 Total Land Value: 5,000 Market: 0 Agricultural: 0 Common: 5,000 PRINTED 11/17/2025 BY SYS