LOT 4 CLOVERDALE S/D.

759-1047, 780-945, 785-901, WD 1

MASTERS AYDEN
2648 SW KING ST
LAKE CITY, FL 32024

2026

34-4S-16-03272-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

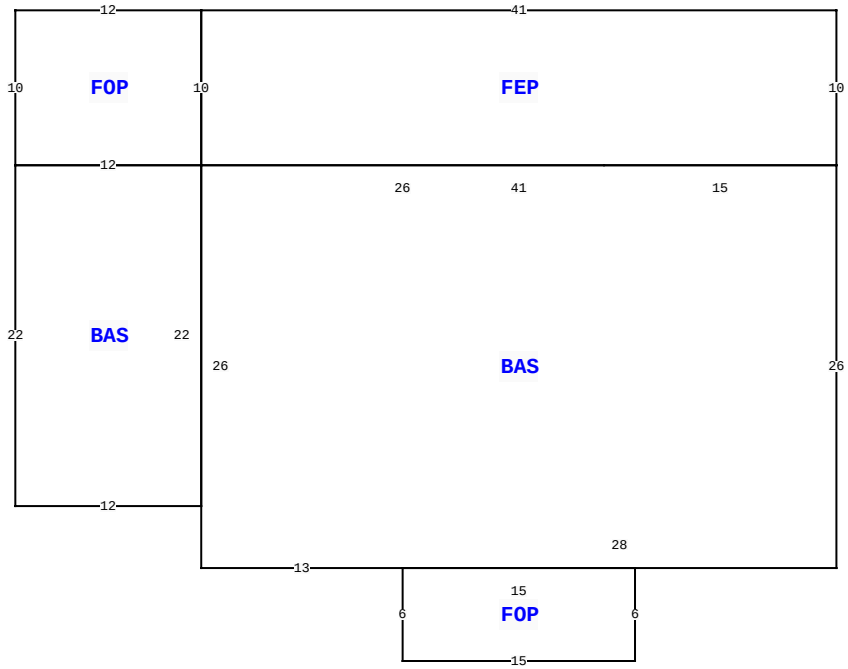
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	34416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100		264	31,543
BAS	1,066	100		1,066	127,366
FEP	410	80		328	39,190
FOP	90	30		27	3,226
FOP	120	30		36	4,301
TOTALS	1,950			1,721	205,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,721	134.1900	150.29	258,649	1992	2005	0	0	0	20.50	79.50

1 SINGLE FAM 100% - 2024 Heated Area: 1330 HX Base Yr 2024



2648 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		205,626
TOTAL MARKET OB/XF VALUE		6,894
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		230,520
SOH/AGL Deduction		0
ASSESSED VALUE		230,520
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		179,798
TOTAL JUST VALUE		230,520
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34192	MAINT/ALTR	110	06/28/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1497/1581	8/18/2023	WD	Q	I	01	275,000
GRANTOR: MARLOWE MAXIMILIAN M						
GRANTEE: MASTERS AYDEN						
1442/1584	7/14/2021	WD	Q	I	01	240,000
GRANTOR: NETTLES HALEY S						
GRANTEE: MARLOWE MAXIMILIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 W26 FEP= N10 E41 S10 W41$ FOP= N10 W12 S10 E12$
BAS= W12 S22 E12 N22$ S26 E13 FOP= S6 E15 N6 W15$E28 N26$.

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	75	9	675.00	UT	2.00	2.00	100	0	0	3	100	1,350	
2	0296	SHED METAL	0	100	18	22	396.00	UT	14.00	14.00	100	2010	2010	3	100	5,544	

LAND DESCRIPTION

TOTAL OB/XF 6,894

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		RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 09/22/2023 BY ME Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 10/10/2025 BY SYS