LOT 6 CLOVERDALE S/D
ORB 745-162, 754-1617, 1387-2624,

O'STEEN BELINDA KAY
2768 SW KING ST
LAKE CITY, FL 32024

2026

34-4S-16-03272-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

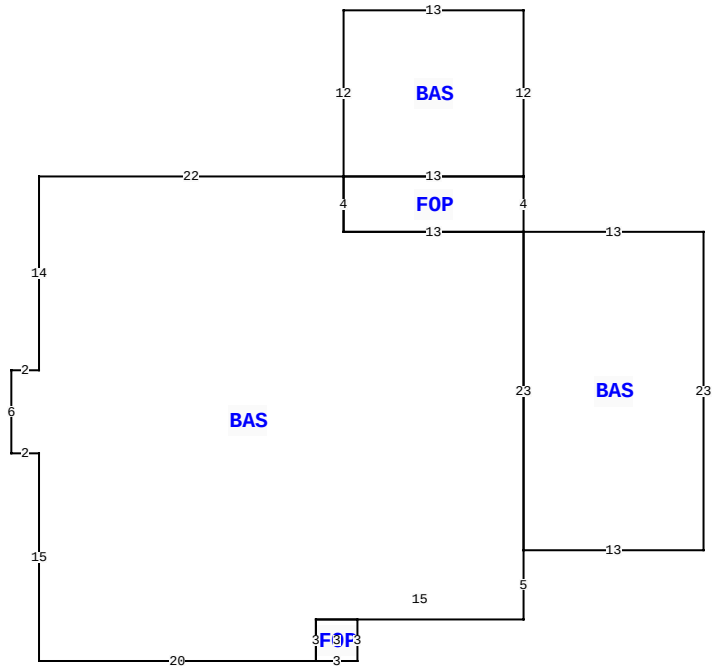
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
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	156	100		156	10,392
BAS	299	100		299	19,917
BAS	1,140	100		1,140	75,940
FOP	9	30		3	200
FOP	52	30		16	1,066
TOTALS	1,656			1,614	107,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,614	90.1170	100.93	162,901	1991	1991	0	0	0	34.00	66.00

1 SINGLE FAM 100% - 0 Heated Area: 1595 HX Base Yr



2768 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		107,515
TOTAL MARKET OB/XF VALUE		53,074
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		178,589
SOH/AGL Deduction		60,678
ASSESSED VALUE		117,911
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		67,189
TOTAL JUST VALUE		178,589
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,224

SALE:2:1: LOT 6, CLOVERDALE S/D

SALE:1:1: LOT 6, CLOVERDALE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40277	POOL ENCL	0	08/04/2020
36829	POOL	238	06/08/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0754/1617	12/26/1991	WD	Q	I		50,900
GRANTOR: CLARA CAMPBELL						
GRANTEE: BELINDA O'STEEN						
0745/0162	4/23/1991	WD	Q	V	03	7,500
GRANTOR: BLACKWELL-CAMPBELL						
GRANTEE: CLARA CAMPBELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S14 W2 S6 E2 S15 E20FOP= E3 N3 W3 S3$ N3 E15 N5 BAS= E13 N23 W13 S23$ N23 FOP= N4 BAS= N12 W13 S12 E13$ W13 S4 E13$ W13N4$.

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	12	90	1,080.00	UT	1.40	1.40	100	0	0	3	100	1,512	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2018	2018	3	86	30,822	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
5	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
6	0282	POOL ENCL	0	100	0	0	1,240.00	UT	15.00	15.00	100	2025	2024		90	16,740	

LAND DESCRIPTION

TOTAL OB/XF 53,074

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 04/24/2024 BY HC Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 10/10/2025 BY SYS