BEG 543.34 FT E OF NW COR, RUN
E 134.34 FT, S 324.25 FT, W
134.34 FT, N 324.25 FT TO POB,

STENQUIST SHERRIE F
1678 SW KING ST
LAKE CITY, FL 32024

2026

35-4S-16-03282-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

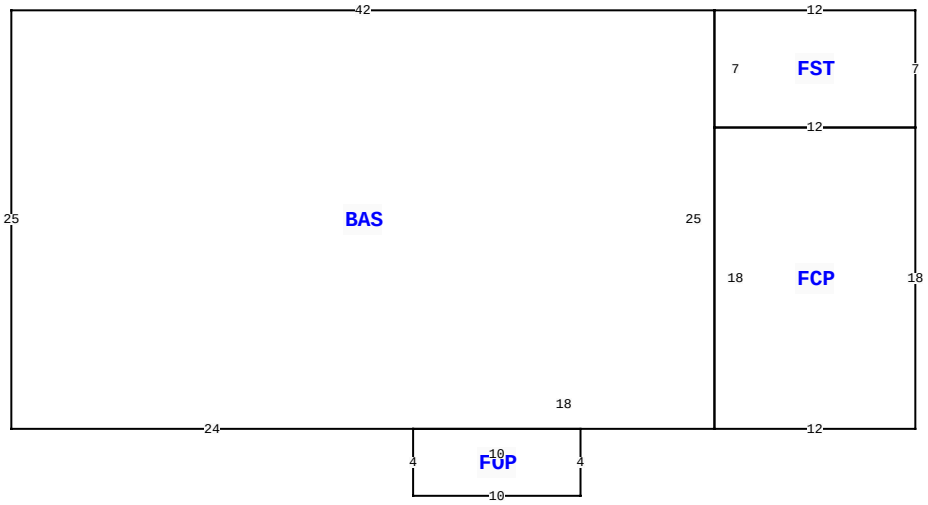
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	35416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100		1,050	88,418
FCP	216	25		54	4,547
FOP	40	30		12	1,011
FST	84	55		46	3,873
TOTALS	1,390			1,162	97,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,162	115.6680	129.55	150,537	1975	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2001 Heated Area: 1050 HX Base Yr 2001



1678 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		97,849
TOTAL MARKET OB/XF VALUE		8,614
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		120,463
SOH/AGL Deduction		36,880
ASSESSED VALUE		83,583
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		27,861
TOTAL JUST VALUE		120,463
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,463

SALE:3:1: 1 AC WITH HOUSE

SALE:2:1: CORRECTIVE DEED

SALE:1:1: 1 AC WITH HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044590	Roof Replacement	8,511	06/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0904/0518	5/26/2000	WD	Q	I		61,000
GRANTOR: JANEY P WILLIAMS AS G						
GRANTEE: ALAN & SHERRIE STEN						
0805/2317	5/26/1995	WD	Q	I		48,500
GRANTOR: CHARLES ROBERT & FRIE						
GRANTEE: MICHAEL P & JANEY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S25 E24 FOP= S4 E10N4 W10$ E18 FCP= E12 N18 W12 S18$ N25$ FST= E12 S7 W12 N7$.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0296	SHED METAL	0	100	22	30	660.00	UT	10.00	10.00	100	0	0	3	100	6,600	
3	0251	LEAN TO W/	0	100	13	26	338.00	UT	3.00	3.00	100	1993	1993	3	100	1,014	

LAND DESCRIPTION

TOTAL OB/XF 8,614

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 07/29/2019 BY BC Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/19/2025 BY SYS