BEG 409 FT E OF NW COR OF SEC,
RUN S 221 FT, W 129.82 FT, N
221 FT, E 128 FT TO POB.

WATERS RAYMOND B
1728 SW KING ST
LAKE CITY, FL 32024

2026

35-4S-16-03282-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

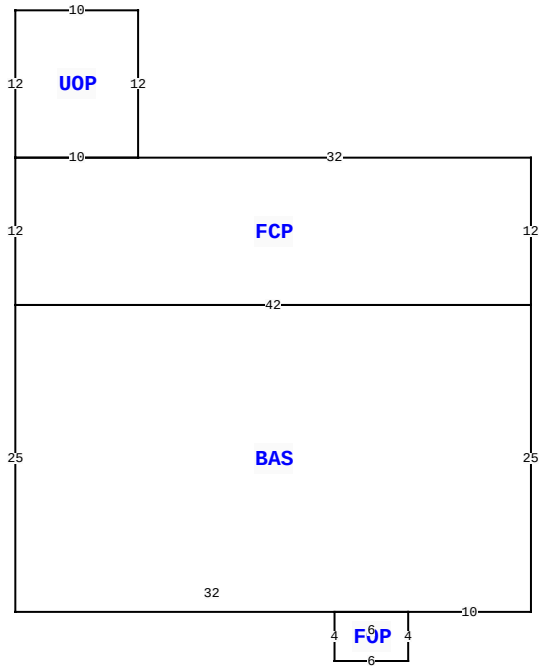
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	88,104
FCP	504	25		126	10,572
FOP	24	30		7	588
UOP	120	20		24	2,014
TOTALS	1,698			1,207	101,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,207	115.2600	129.09	155,812	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1050 HX Base Yr 2021



1728 SW KING ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		101,278
TOTAL MARKET OB/XF VALUE		1,950
TOTAL LAND VALUE - MARKET		12,512
TOTAL MARKET VALUE		115,740
SOH/AGL Deduction		19,068
ASSESSED VALUE		96,672
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		45,950
TOTAL JUST VALUE		115,740
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1412/2088	4/06/2020	QC	U	I	11	100
GRANTOR: LESLIE J WATERS AKA L						
GRANTEE: RAYMOND B WATERS						
1343/0577	7/27/2017	QC	U	I	11	100
GRANTOR: LESLIE J GROUT WATERS						
GRANTEE: LESLIE J G WATERS &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S25 E32 FOP= S4 W6 N4 E6$E10N25$ FCP= N12 W32 UOP= N12 W10 S12 E10$ W10 S12 E42$.

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	200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0294	SHED WOOD/	0	100	10	16	160.00	UT	7.50	7.50	100	1993	1993	3	100	1,200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,950

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	0.50	AC		1.00	1.00	1.75	14,300.00	25,025.00	12,512							

REVIEW DATE 07/29/2019 BY BC Total Acres: 0.50 Total Land Value: 12,512 Market: 0 Agricultural: 0 Common: 12,512 PRINTED 11/19/2025 BY SYS