COMM 409 FT E OF NW COR OF
NW1/4 FOR POB, RUN S 324.25
FT, E 134.34 FT, N 324.25 FT,

GOOTEE JOHN M
1704 SW KING ST
LAKE CITY, FL 32024

2026

35-4S-16-03282-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

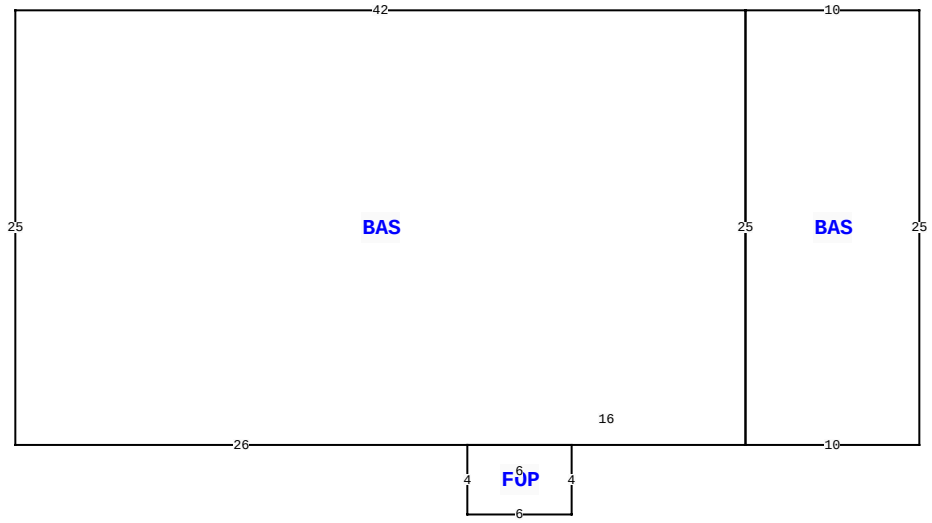
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	01	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	250	100		250	18,910
BAS	1,050	100		1,050	79,423
FOP	24	30		7	530
TOTALS	1,324			1,307	98,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,307	103.9000	116.37	152,096	1975	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 1300 HX Base Yr 2005



1704 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		98,862
TOTAL MARKET OB/XF VALUE		925
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		113,787
SOH/AGL Deduction		44,463
ASSESSED VALUE		69,324
TOTAL EXEMPTION VALUE	HX HB	44,324
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		113,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1008/1437	2/25/2004	WD	Q	I	06	67,000
GRANTOR: WILLIAM M GOOTEE JR &						
GRANTEE: JOHN M GOOTEE						
0632/0322	9/11/1987	WD	Q	I		36,700
GRANTOR: KUNKEL HARRY &						
GRANTEE: GOOTEE WILLIAM M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S25 E26 FOP= S4 E6 N4 W6$ E16 BAS= E10 N25 W10 S25$ N25$.

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	0296	SHED METAL	0	100	8	10	80.00	UT	4.00	4.00	100	1993	1993	3	100	320	
2	0120	CLFENCE 4	0	100	0	0	110.00	UT	5.50	5.50	100	2009	2009	3	100	605	

LAND DESCRIPTION

TOTAL OB/XF 925

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 11/18/2025 BY SYS