COMM NE COR OF NE1/4, SW 66.25 F
RD, W ALONG SAID C/L 1149.54 FT,
R/W KING RD FOR POB, CONT S 200

SIMS JAMES MICHAEL
1002 SW KING ST
LAKE CITY, FL 32024

2026

35-4S-16-03282-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

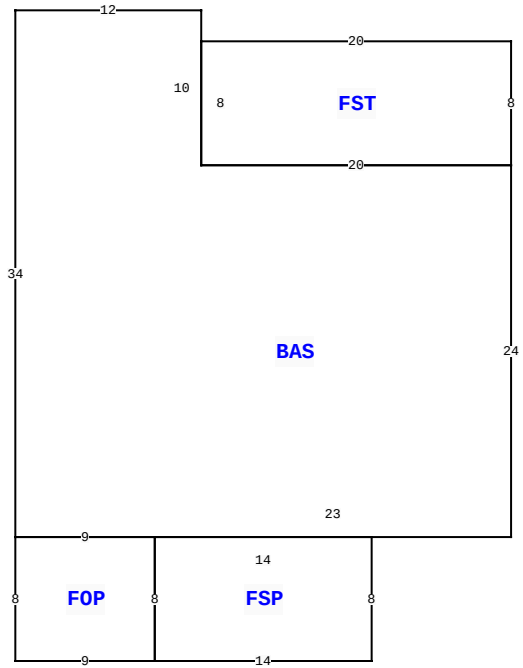
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 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	35416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	888	100		888	73,281
FOP	72	30		22	1,815
FSP	112	40		45	3,713
FST	160	55		88	7,262
TOTALS	1,232			1,043	86,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,043	113.3600	126.96	132,419	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 888 HX Base Yr 2024



1002 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		86,072
TOTAL MARKET OB/XF VALUE		3,870
TOTAL LAND VALUE - MARKET		6,350
TOTAL MARKET VALUE		96,292
SOH/AGL Deduction		0
ASSESSED VALUE		96,292
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		45,570
TOTAL JUST VALUE		96,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,292

BLDG:1:1: FSP T0 FST

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1484/2130	2/09/2023	WD	U	I	11	100

GRANTOR: SIMS DANIEL E

GRANTEE: SIMS JAMES MICHAEL

BUILDING NOTES

BUILDING DIMENSIONS

FST= N8 W20 S8 E20$ BAS= W20N10 W12 S34 FOP= S8 E9 N8 W9$E9
FSP= S8 E14 N8 W14$ E23 N24 $.

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	0060	CARPORT F	0	100	10	16	160.00	UT	5.00	5.00	100	1993	1993	3	100	800	
2	0040	BARN,POLE	0	100	12	20	240.00	UT	2.50	2.50	100	1993	1993	3	100	600	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
4	0120	CLFENCE 4	0	100	0	0	460.00	UT	4.50	4.50	100	1993	1993	3	100	2,070	

LAND DESCRIPTION

TOTAL OB/XF 3,870

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	0.50	AC		1.00	1.00	1.00	12,700.00	12,700.00	6,350							

REVIEW DATE 07/29/2019 BY BC Total Acres: 0.50 Total Land Value: 6,350 Market: 0 Agricultural: 0 Common: 6,350 PRINTED 11/18/2025 BY SYS