COMM NE COR, RUN W 1966.41 FT FO
FT, WEST 2281.53 FT, N 1294.12 F
FOR POB, EX RD R/W & EX ALL THAT

BAILEY KELLAN D/BAILEY GREGORY G
1222 SW KING ST
LAKE CITY, FL 32024

**2026**

**35-4S-16-03282-016**

## BUILDING CHARACTERISTICS

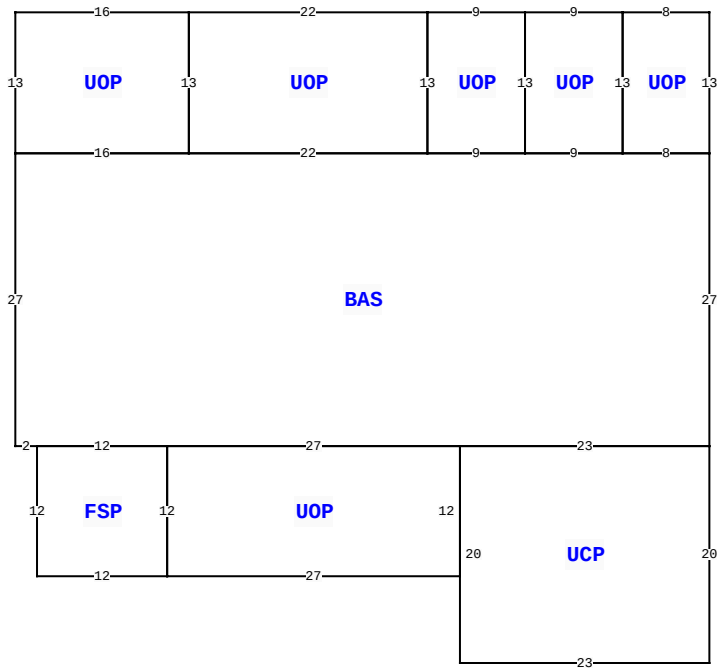
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| 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 | 1,728 | 100 | | 1,728 | 34,152 |
| FSP | 144 | 40 | | 58 | 1,146 |
| UCP | 460 | 20 | | 92 | 1,818 |
| UOP | 104 | 25 | | 26 | 514 |
| UOP | 117 | 25 | | 29 | 573 |
| UOP | 117 | 25 | | 29 | 573 |
| UOP | 208 | 25 | | 52 | 1,028 |
| UOP | 286 | 25 | | 72 | 1,423 |
| UOP | 324 | 25 | | 81 | 1,601 |
| TOTALS | 3,488 | | | 2,167 | 42,829 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,167 | 109.8000 | 65.88 | 142,762 | 1986 | 1986 | 0 | 0 | 10 | 60.00 | 30.00 |

1 MOBILE HME 100% - 2023 Heated Area: 1728 HX Base Yr 2023




1222 SW KING ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/16/2023 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 42,829 |
| TOTAL MARKET OB/XF VALUE | | 12,280 |
| TOTAL LAND VALUE - MARKET | | 303,000 |
| TOTAL MARKET VALUE | | 76,317 |
| SOH/AGL Deduction | | 8,776 |
| ASSESSED VALUE | | 67,541 |
| TOTAL EXEMPTION VALUE | HX HB | 42,541 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 358,109 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 358,109 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1462/1976 | 3/23/2022 | WD | U | I | 35 | 450,000 |
| GRANTOR: SOTO EVA T | | | | | | |
| GRANTEE: BAILEY KELLAN D | | | | | | |
| 1329/0663 | 1/16/2017 | LE | U | I | 14 | 100 |
| GRANTOR: EVA T SOTO | | | | | | |
| GRANTEE: EVA T & ROBERT L SO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W8 UOP= N13 W9 S13 E9$ W9 UOP= N13 W9 S13 E9$ W9 UOP= N13 W22 S13 E22$ W22 UOP= N13 W16 S13 E16$ W16 S27 E2 FSP= S12 E12 N12 W12$ E12 UOP= S12 E27 N12 W27$ E27 UCP= S20 E23 N20 W23$ E23 N27$ UOP= N13 W8 S13 E8$. .

## 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 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 24 | 288.00 | UT | 10.00 | 10.00 | 100 | 1993 | 1993 | 3 | 100 | 2,880 | |
| 2 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 24 | 240.00 | UT | 10.00 | 10.00 | 100 | 2022 | 2021 | | 100 | 2,400 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,280

| 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 | 0102 | C | SFR/MH | 100 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 5,000 | | | | | | | |
| 2 | 5600 | A | TIMBER 3 | 0 | | | 0.00 | 0.00 | 49.60 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 13,938 | | | | | | | |
| 3 | 5700 | A | TIMBER 4 | 0 | | A-1 | 0.00 | 0.00 | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 227.00 | 227.00 | 2,270 | | | | | | | |
| 4 | 9910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 59.60 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 298,000 | | | | | | | |

REVIEW DATE 07/29/2019 BY BC Total Acres: 60.60 Total Land Value: 21,208 Market: 298,000 Agricultural: 16,208 Common: 5,000 PRINTED 10/03/2025 BY SYS