COMM NW COR, RUN E 1976.33 FT,
S 92.11 FT TO S R/W LINE OF
KING RD & POB CONT S 605.60 FT

HADORN TODD W/HADORN MICHELE L
438 SW KING ST
LAKE CITY, FL 32024

2026

36-4S-16-03300-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

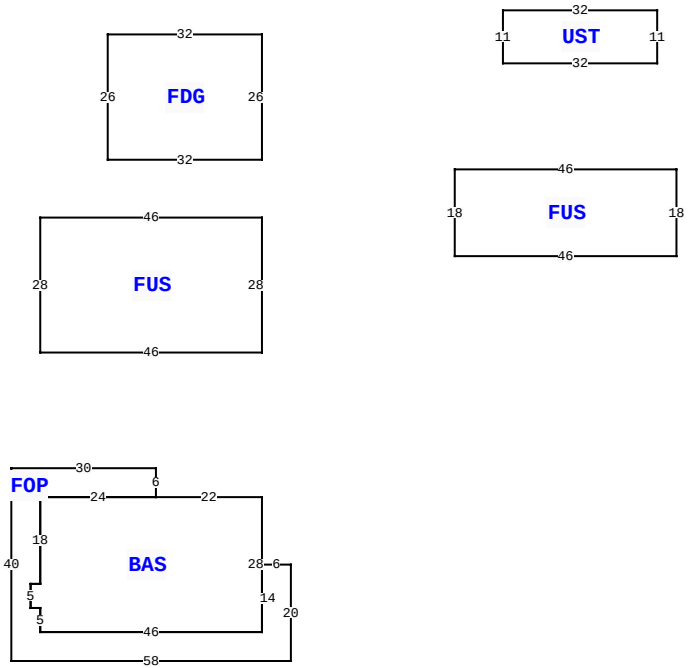
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	3.	3. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0201	MODULAR HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,298	100		1,298	79,614
FDG	832	60		499	30,606
FOP	770	30		231	14,169
FUS	828	100		828	50,786
FUS	1,288	100		1,288	79,001
UST	352	45		158	9,691
TOTALS	5,368			4,302	263,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	4,302	121.2219	111.52	479,759	2006	2006	0	0	0	45.00	55.00

1 MODULAR 1 100% - 2016 Heated Area: 3414 HX Base Yr 2016



438 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		263,867
TOTAL MARKET OB/XF VALUE		20,100
TOTAL LAND VALUE - MARKET		55,880
TOTAL MARKET VALUE		339,847
SOH/AGL Deduction		49,901
ASSESSED VALUE		289,946
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		239,224
TOTAL JUST VALUE		339,847
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24274	SFR	275	03/21/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1297/0752	6/26/2015	WD	Q	I	01	305,000
GRANTOR: SHAWN R & FLORENCE S						
GRANTEE: TODD W & MICHELE L						
1259/1201	7/31/2013	WD	Q	I	01	305,000
GRANTOR: HEATHER GILBERT						
GRANTEE: SHAWN R & FLORENCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FOP= N6 W30 S40 E58 N20 W6 S14 W46 N5 W2 N5 E2 N18 E24$ W24 S18 W2 S5 E2 S5 E46 N28$ PTR= N30 FUS= N28 W46 S28 E46$ S30$ PTR= N50 E40 FUS= E46 N18 W46 S18$ S50 W40$ PTR= N70 FDG= N26 W32 S26 E32$ S70 PTR= N90 E50 UST= E32 N11 W32 S11$ S90 W50$.

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	6,200.00	UT	3.00	3.00	100	2006	2006	3	100	18,600	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 20,100

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	0201	C	MOD HOME	100		A-1	0.00	0.00	5.08	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,880							

REVIEW DATE 07/31/2019 BY BC Total Acres: 5.08 Total Land Value: 55,880 Market: 0 Agricultural: 0 Common: 55,880 PRINTED 11/06/2025 BY SYS