S DIV: LOTS 1, 2, 3 & 4 BLOCK
F KRIPNERS S/D.

KING JOHN
641 SE CHURCH AVE
LAKE CITY, FL 32025

2026

00-00-00-14209-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

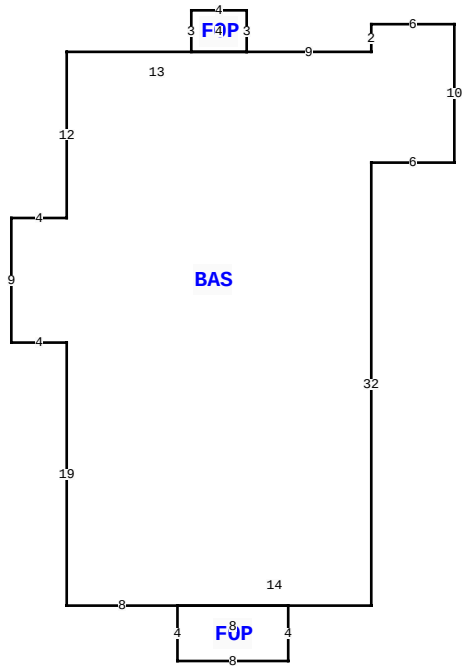
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	976	100		976	47,060
FOP	12	30		4	193
FOP	32	30		10	482
TOTALS	1,020			990	47,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	990	66.2355	74.18	73,438	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 976 HX Base Yr 2020



641 SE CHURCH AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		47,735
TOTAL MARKET OB/XF VALUE		2,180
TOTAL LAND VALUE - MARKET		22,100
TOTAL MARKET VALUE		72,015
SOH/AGL Deduction		18,177
ASSESSED VALUE		53,838
TOTAL EXEMPTION VALUE	HX HB SX	53,838
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		72,015
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		66,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
118	DEMOLISH	0	02/02/2016
1210	ADDN SFR	50	02/25/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1324/1316	10/25/2016	LE	U	I	14	100

GRANTOR: CAROLYN W WAYT (AS TO
GRANTEE: JOHN N KING (AS TO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FOP= N3 W4 S3 E4 $ W13 S12 W4 S9 E4 S19 E8 FOP= S4 E8 N4 W8$ E14 N32 E6 N10 W6S2$.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0252	LEAN-TO W/	0	100	10	12	120.00	UT	2.00	2.00	100	1993	1993	3	100	240	
5	0252	LEAN-TO W/	0	100	10	12	120.00	UT	2.00	2.00	100	1993	1993	3	100	240	

LAND DESCRIPTION

TOTAL OB/XF 2,180

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		RSF-	1200.00	130.00	26,000.00	SF		1.00	1.00	0.85	1.00	0.85	22,100							

REVIEW DATE 11/14/2016 BY DF Total Acres: 0.60 Total Land Value: 22,100 Market: 0 Agricultural: 0 Common: 22,100 PRINTED 06/09/2026 BY SYS