COMM SE COR OF SEC, RUN W
617.23 FT TO W R/W OF RD, NW
ALONG R/W 1599.65 FT, W 375.18

KIM HWA JA & SUE/SUNG SUE YEON
178 NW DAVID DRIVE
LAKE CITY, FL 32055

2026

02-3S-16-01946-002

BUILDING CHARACTERISTICS

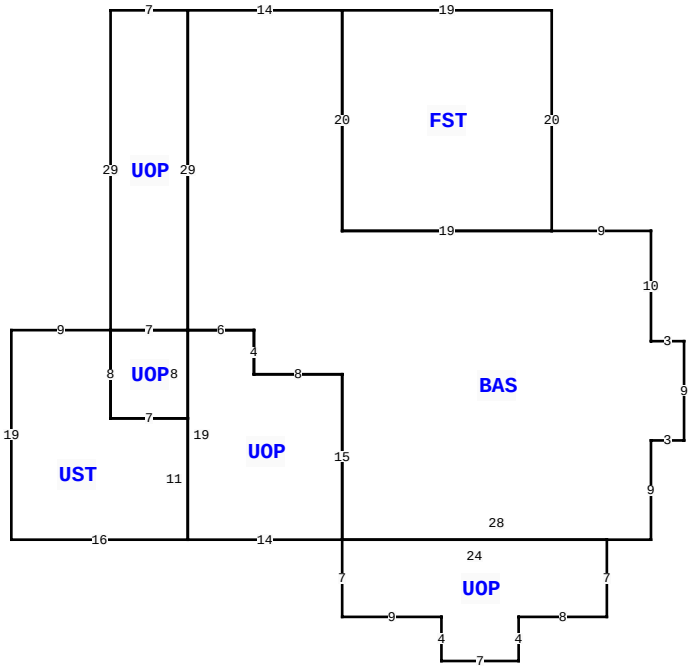
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	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 06
NEIGHBORHOOD/LOC	2316.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,249	100		1,249	95,880
FST	380	55		209	16,044
UOP	56	20		11	844
UOP	196	20		39	2,994
UOP	203	20		41	3,147
UOP	234	20		47	3,608
UST	248	45		112	8,598
TOTALS	2,566			1,708	131,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,708	103.6000	118.10	201,715	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2013 Heated Area: 1249 HX Base Yr 2013



178 NW DAVID DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		131,115
TOTAL MARKET OB/XF VALUE		3,300
TOTAL LAND VALUE - MARKET		52,560
TOTAL MARKET VALUE		186,975
SOH/AGL Deduction		77,590
ASSESSED VALUE		109,385
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		57,974
TOTAL JUST VALUE		186,975
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1258/2780	7/31/2013	QC	U	I	11	100
GRANTOR: HWA JA KIM (RESERVE L						
GRANTEE: HWA JA KIM & SUE YE						
1214/2269	5/06/2011	WD	U	I	12	43,000
GRANTOR: CITIFINANCIAL EQUITY						
GRANTEE: HWA JA KIM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FST= N20 W19 S20 E19$ W19 N20 W14 UOP= W7 S29E7 N29$ S29 UOP= W7 UST= W9 S19 E16 N11 W7 N8$ S8 E7 N8$ UOP= S19 E14N15W8 N4 W6$ E6 S4 E8 S15 UOP= S7 E9 S4 E7 N4 E8 N7 W24$ E28 N9 E3 N9 W3 N10$.

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	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	100	8	10	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0040	BARN,POLE	0	100	12	30	360.00	UT	3.00	3.00	100	2006	2006	3	100	1,080	
4	0252	LEAN-TO W/	0	100	12	30	360.00	UT	3.00	3.00	100	2006	2006	3	100	1,080	
5	0070	CARPORT UF	0	100	16	20	320.00	UT	2.00	2.00	100	2009	2009	3	100	640	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 3,300

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/MH	0.00	0.00	5.84	AC		1.00	1.00	1.00	9,000.00	9,000.00	52,560							

REVIEW DATE 05/08/2023 BY JB Total Acres: 5.84 Total Land Value: 52,560 Market: 0 Agricultural: 0 Common: 52,560 PRINTED 05/08/2026 BY SYS