

N3/4 OF SW1/4 OF SW1/4 EX THE FO  
 LYING IN SEC 12: BEG NW COR OF S  
 1319.94 FT TO NE COR OF SW1/4 OF

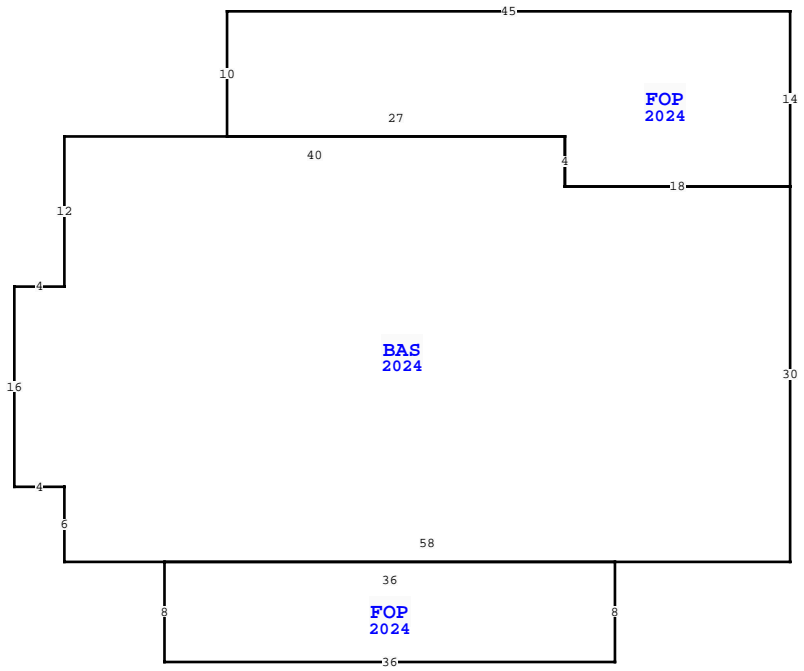
KING BRANDON D/KING TONYA M  
 2263 SE OCTOBER RD  
 LAKE CITY, FL 32025

**2026**

12-6S-17-09651-000  


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2.5	100		
Bathrooms		3	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.100			
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	06	06			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	12617.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,964	100	2024	1,964	250,291
FOP	288	30	2024	86	10,959
FOP	522	30	2024	157	20,008
TOTALS	2,774			2,207	281,258

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2024		Heated Area: 1964					HX Base Yr 2024	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			281,258
TOTAL MARKET OB/XF VALUE			7,680
TOTAL LAND VALUE - MARKET			93,712
TOTAL MARKET VALUE			312,488
SOH/AGL Deduction			14,673
ASSESSED VALUE			297,815
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			246,404
TOTAL JUST VALUE			382,650
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			346,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045421	New Residential C	200,000	09/19/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1452/2115	11/09/2021	WD	U	V	16	28,300
GRANTOR: LEIGH H ANSLEY AS TRU						
GRANTEE: KING BRANDON D						
1452/2113	11/05/2021	WD	U	V	16	28,300
GRANTOR: ANSLEY DONNA B						
GRANTEE: KING BRANDON D						

EXTRA FEATURES																
L N	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	8	10	UT	12.00	12.00	100	2024	2023		100	960	
2	0040	BARN, POLE	0	100	16	40	UT	8.00	8.00	100	2024	2023		100	5,120	
3	0252	LEAN-TO W/	0	100	8	20	UT	10.00	10.00	100	2024	2023		100	1,600	
TOTALS															7,680	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	3.23	AC		1.00	1.00	0.75	8,500.00	6,375.00	20,591							
2	5500	A	TIMBER 2	100					1.63	AC		1.00	1.00	1.00	445.00	445.00	725							
3	5700	A	TIMBER 4	100					9.84	AC		1.00	1.00	1.00	227.00	227.00	2,234							
4	9910	M	MKT. VAL. AG	100					11.47	AC		1.00	1.00	0.75	8,500.00	6,375.00	73,121							