

COMM SE COR OF SE1/4 OF SW1/4, E
 POB, S 42.84 FT TO N R/W KING RD
 364.79 FT, N 715.77 FT, E 366.24

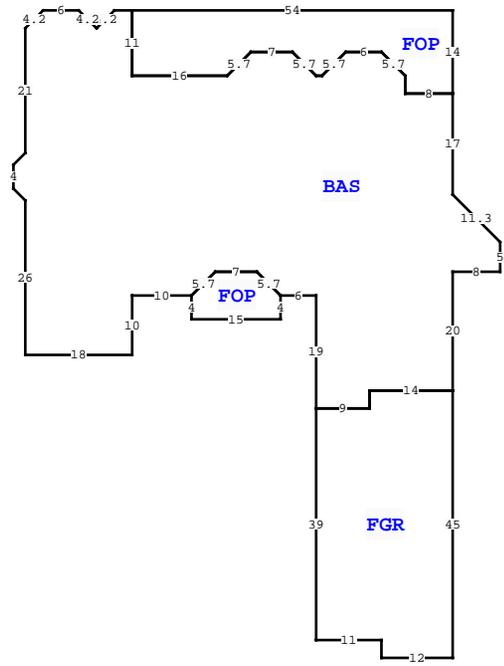
HAGOPIAN ARTHUR/HAGOPIAN NANCY
 335 SW KING ST
 LAKE CITY, FL 32024

2026

25-4S-16-03154-009


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	19	MARBLE	80
Interior Floo	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	25416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,524	100	
FGR	975	55	
FOP	104	30	
FOP	534	30	
TOTALS	5,137		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,251	144.8307	162.21	689,555	2002	2002	0	0	23.00	77.00
1 SINGLE FAM 100% - 2025 Heated Area: 3524 HX Base Yr 2025											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		530,957	
TOTAL MARKET OB/XF VALUE		101,737	
TOTAL LAND VALUE - MARKET		69,115	
TOTAL MARKET VALUE		701,809	
SOH/AGL Deduction		0	
ASSESSED VALUE		701,809	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		650,398	
TOTAL JUST VALUE		701,809	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		705,700	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048151	Storage Building	68,648	09/15/2023
000046894	Roof Replacement	20,200	04/03/2023
18405	SFR	564	06/18/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/1890	5/02/2023	WD Q	Q	I	01	650,000
GRANTOR: BEDOYA RICARDO						
GRANTEE: HAGOPIAN ARTHUR						
0897/2153	2/25/2000	WD Q	Q	V		40,000
GRANTOR: TERRI THOMAS						
GRANTEE: RICARDO & PATRICIA						

EXTRA FEATURES		335 SW KING ST, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100
2	0166	CONC, PAVMT	0 100
3	0166	CONC, PAVMT	0 100
4	0030	BARN, MT	0 100

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	0190	FPLC PF	0 100	0	0	2.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	2,400	
2	0166	CONC, PAVMT	0 100	0	0	1,840.00	UT	2.00	2.00	100	2002	2002	3	100	3,680	
3	0166	CONC, PAVMT	0 100	0	0	10,514.00	UT	2.25	2.25	100	2002	2002	3	100	23,657	
4	0030	BARN, MT	0 100	0	0	1.00	UT	72,000.00	72,000.00	100	2025	2024		100	72,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= N17 FOP= N14 W54 S11 E16 R4 U4 E7 D4 R4 E1 R4 U4 E6 D4 R4 S3 E8 S W8 N3 L4 U4 W6 D4 L4 W1 L4 U4 W7 D4 L4 W16 N11 W3 D3 L3 L3 U3 W6 D3 L3 S21 D2 L2 S4 R2 D2 S26 E18 N10 E10 FOP= S4 E15 N4 U4 L4 W7 L4 D4 S U4 R4 E7 R4 D4 E6 S19 FGR= S39 E11 S3 E12 N45 W14 S3 W9 S E9 N3 E14 N20 E8 N5 U8 L8 \$.	

LAND DESCRIPTION		TOTAL OB/XF															101,737							
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	6.01	AC		1.00	1.00	1.00	11,500.00	11,500.00	69,115							