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

2027

25-4S-16-03154-009

BUILDING CHARACTERISTICS

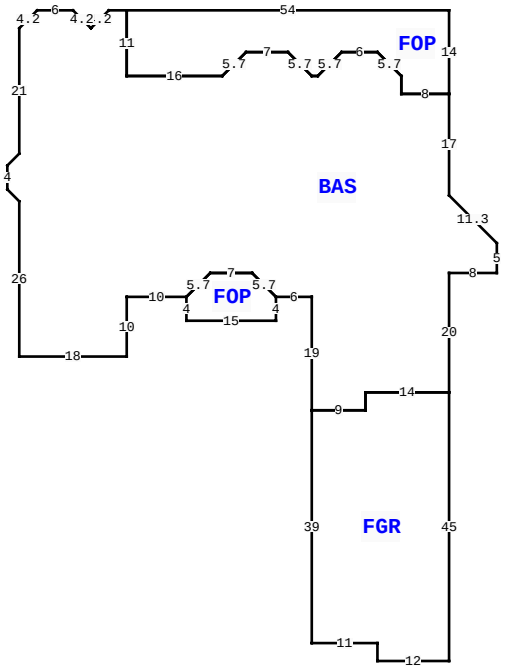
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	19	MARBLE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	03	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,524	100		3,524	432,284
FGR	975	55		536	65,750
FOP	104	30		31	3,803
FOP	534	30		160	19,627
TOTALS	5,137			4,251	521,465

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	159.31	677,227	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2025 Heated Area: 3524 HX Base Yr 2025



335 SW KING ST, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		521,465
TOTAL MARKET OB/XF VALUE		101,737
TOTAL LAND VALUE - MARKET		69,115
TOTAL MARKET VALUE		692,317
SOH/AGL Deduction		0
ASSESSED VALUE		692,317
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		640,906
TOTAL JUST VALUE		692,317
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		701,809

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	I	01	650,000
GRANTOR: BEDOYA RICARDO						
GRANTEE: HAGOPIAN ARTHUR						
0897/2153	2/25/2000	WD	Q	V		40,000
GRANTOR: TERRI THOMAS						
GRANTEE: RICARDO & PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N17 FOP= N14 W54 S11 E16 R4 U4 E7 D4 R4 E1 R4 U4 E6 D4 R4 S3 E8$ 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 $ U4 R4 E7 R4 D4 E6 S19 FGR= S39 E11 S3 E12 N45 W14 S3 W9$ E9 N3 E14 N20 E8 N5 U8 L8 $.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 101,737

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		A-1	0.00	0.00	6.01	AC		1.00	1.00	1.00	11,500.00	11,500.00	69,115							

REVIEW DATE 02/23/2024 BY JB Total Acres: 6.01 Total Land Value: 69,115 Market: 0 Agricultural: 0 Common: 69,115 PRINTED 11/17/2026 BY SYS