COMM SE COR OF SE1/4 OF SW1/4, R
FOR POB, CONT W 360.87 FT, N 480
363.75 FT, S 477.92 FT TO POB. A

SMITH TALMAGE C JR
P O BOX 2851
LAKE CITY, FL 32056

2027

26-4S-16-03190-001

BUILDING CHARACTERISTICS

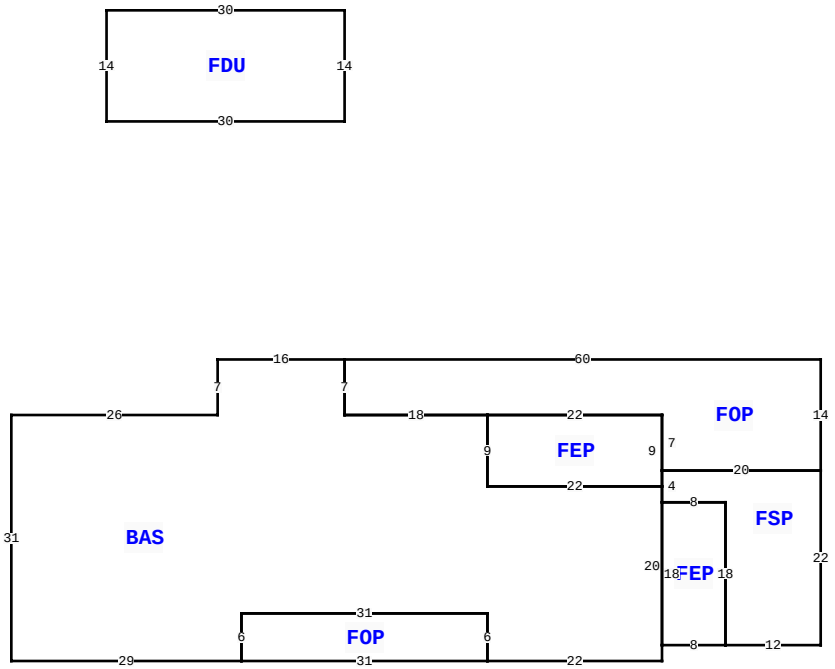
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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 01
NEIGHBORHOOD/LOC	26416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,270	100		2,270	174,537
FDU	420	60		252	19,376
FEP	144	80		115	8,842
FEP	198	80		158	12,149
FOP	186	30		56	4,306
FOP	560	30		168	12,917
FSP	296	40		118	9,073
TOTALS	4,074			3,137	241,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,137	107.5400	118.29	371,076	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 2270 HX Base Yr 2016



1311 SW KING ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		241,199
TOTAL MARKET OB/XF VALUE		14,040
TOTAL LAND VALUE - MARKET		48,120
TOTAL MARKET VALUE		303,359
SOH/AGL Deduction		105,741
ASSESSED VALUE		197,618
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		146,207
TOTAL JUST VALUE		303,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1288/1630	1/28/2015	WD	U	I	38	136,000
GRANTOR: ALFRED L SR & TRACY B						
GRANTEE: TALMAGE C SMITH JR						
1030/2360	11/15/2004	WD	Q	I		229,000
GRANTOR: BRISCOE						
GRANTEE: ALFRED L SR & TRACY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S7 W26 S31 E29 FOP= E31 N6 W31 S6$ N6 E31 S6E22 N2 FEP= E8 FSP= E12 N22 W20 S4 E8 S18$ N18 W8 S18$ N20 FEP= N9 W22S9E22$ W22 N9 FOP= E22 S7 E20 N14 W60 S7 E18$ W18 N7$ PTR= N30 FDU= N14 W30 S14 E30$ S30$.

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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	2,565.00	2,565.00	75	0	0	3	75	1,924	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
5	0040	BARN,POLE	0	100	25	40	1,000.00	UT	2.50	2.50	100	1993	1993	3	100	2,500	
6	0080	DECKING	0	100	20	20	400.00	UT	5.00	5.00	100	1993	1993	3	100	2,000	
7	0060	CARPORT F	0	100	36	18	648.00	UT	5.00	5.00	100	1993	1993	3	100	3,240	
8	0252	LEAN-TO W/	0	100	12	24	288.00	UT	2.00	2.00	100	2004	2004	3	100	576	

LAND DESCRIPTION

TOTAL OB/XF 14,040

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	4.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	48,120							

REVIEW DATE 07/12/2019 BY KR Total Acres: 4.01 Total Land Value: 48,120 Market: 0 Agricultural: 0 Common: 48,120 PRINTED 11/17/2026 BY SYS