

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

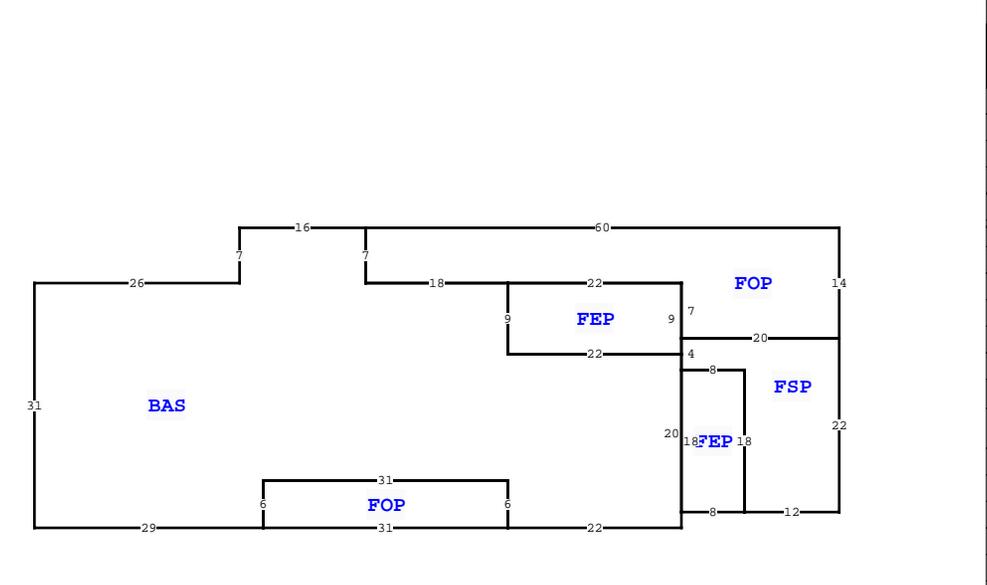
SMITH TALMAGE C JR
P O BOX 2851
LAKE CITY, FL 32056

2026

26-4S-16-03190-001


| ELEMENT | CD | CONSTRUCTION |
|----------------|----|----------------|
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 31 | VINYL SID 20 |
| Roof Structure | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 14 | CARPET 80 |
| Interior Floor | 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 |

| 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 | 122.60 | 384,596 | 1982 | 1982 | 0 | 0 | 0 35.00 | 65.00 |



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS | 2,270 | 100 | | 2,270 | 180,896 |
| FDU | 420 | 60 | | 252 | 20,082 |
| FEP | 144 | 80 | | 115 | 9,164 |
| FEP | 198 | 80 | | 158 | 12,591 |
| FOP | 186 | 30 | | 56 | 4,463 |
| FOP | 560 | 30 | | 168 | 13,388 |
| FSP | 296 | 40 | | 118 | 9,404 |
| TOTALS | 4,074 | | | 3,137 | 249,987 |

1311 SW KING ST, LAKE CITY

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

| 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 | 0021 | BARN,FR AE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 0 | 0 | 3 | 100 | 2,500 | | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 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 | 1,924 | | |
| 4 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 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 | |

TOTAL OB/XF 14,040

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

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|--|--------------|---|
| VALUATION BY | | STANDARD | |
| Tax Group: 2 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 249,987 | |
| TOTAL MARKET OB/XF VALUE | | 14,040 | |
| TOTAL LAND VALUE - MARKET | | 48,120 | |
| TOTAL MARKET VALUE | | 312,147 | |
| SOH/AGL Deduction | | 120,285 | |
| ASSESSED VALUE | | 191,862 | |
| TOTAL EXEMPTION VALUE | | HX HB 51,411 | |
| BASE TAXABLE VALUE | | 140,451 | |
| TOTAL JUST VALUE | | 312,147 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 303,733 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
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| 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\$. | |