

COMM SE COR OF SW1/4 OF SW1/4, R  
 FT FOR POB, CONT W 302.50 FT, N  
 E 300.78 FT, S 288 FT TO POB.

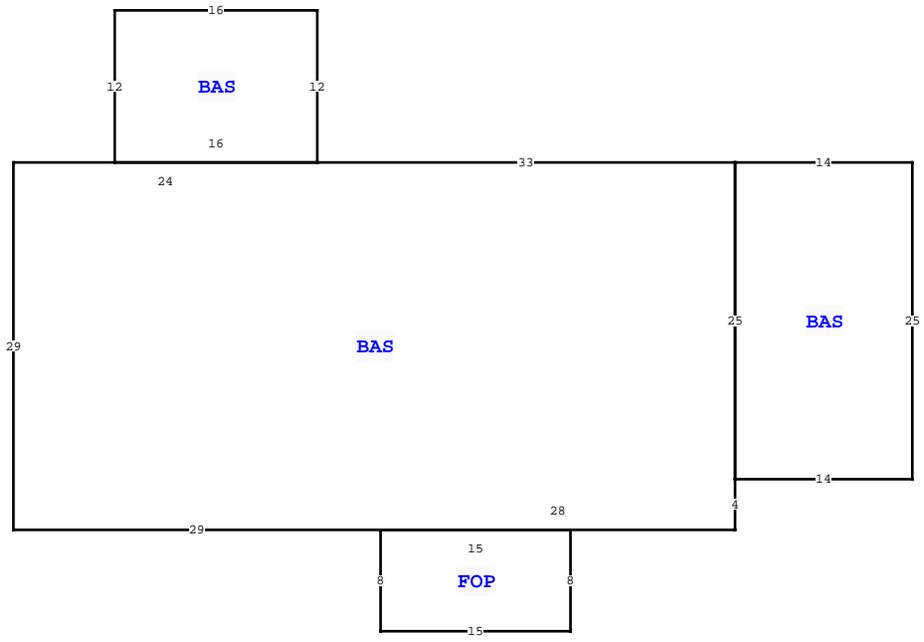
DRAWDY CAROLYN K  
 1587 SW KING ST  
 LAKE CITY, FL 32024

**2026**

26-4S-16-03191-000  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	03 BELOW AVG. 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
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	
1	SINGLE FAM	100%	2006		Heated Area: 2195					HX Base Yr 2006		



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	192	100		192	13,386
BAS	350	100		350	24,402
BAS	1,653	100		1,653	115,246
FOP	120	30		36	2,510
TOTALS	2,315			2,231	155,543

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	108.00	UT	2.00	100	2004	2004	3	100	216	
3	0060	CARPORT F	0	100	24	34	816.00	UT	3.50	100	2010	2010	3	100	2,856	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	600	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	400	

1587 SW KING ST, LAKE CITY	BLD DATE	LGL DATE	04/20/2026	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		155,543	
TOTAL MARKET OB/XF VALUE		5,272	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		200,815	
SOH/AGL Deduction		99,256	
ASSESSED VALUE		101,559	
TOTAL EXEMPTION VALUE	HX HB WX	56,411	
BASE TAXABLE VALUE		45,148	
TOTAL JUST VALUE		200,815	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		194,089	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28846	GARAGE	288	09/09/2010
28508	MAINT/ALTR	145	04/23/2010
22188	REMODEL	300	08/12/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1357/0288	4/04/2018	LE U		I	14	100

GRANTOR: CAROLYN K DRAWDY (ENH)  
 GRANTEE: EUGENE S DRAWDY JR

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W33 BAS= N12 W16 S12 E16\$ W24 S29 E29 FOP= S8 E15 N8 W15\$ E28 N4 BAS= E14 N25 W14 S25\$ N25\$.												

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	2.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	40,000								