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

2027

26-4S-16-03191-000

BUILDING CHARACTERISTICS

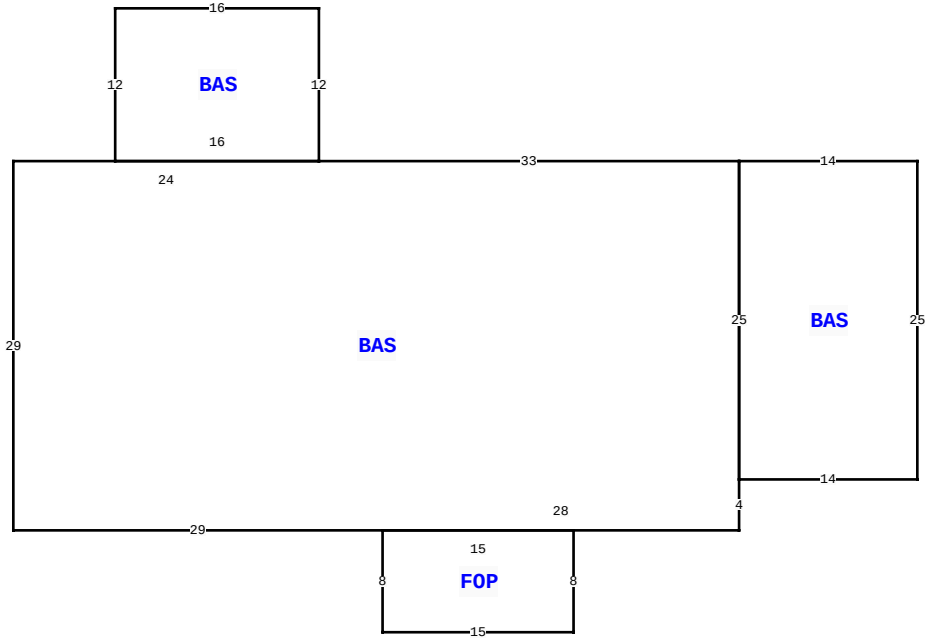
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	12,917
BAS	350	100		350	23,546
BAS	1,653	100		1,653	111,206
FOP	120	30		36	2,422
TOTALS	2,315			2,231	150,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,231	94.0900	103.50	230,908	1961	1970	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 2195 HX Base Yr 2006



1587 SW KING ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		150,090
TOTAL MARKET OB/XF VALUE		5,272
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		195,362
SOH/AGL Deduction		90,756
ASSESSED VALUE		104,606
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		48,195
TOTAL JUST VALUE		195,362
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,089

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 5,272

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

REVIEW DATE 07/12/2019 BY KR Total Acres: 2.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS