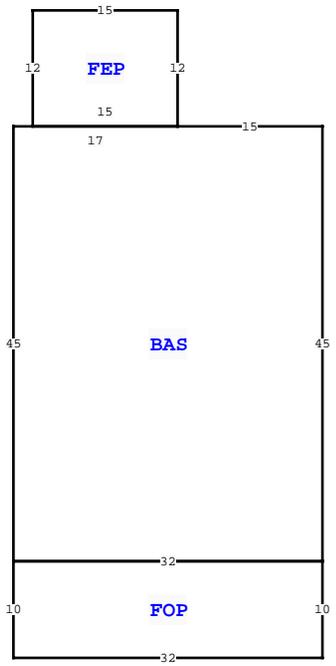


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	02	WALL BD/WD 50	
Interior Wall	05	DRYWALL 50	
Interior Floor	06	VINYL ASB 70	
Interior Floor	14	CARPET 30	
Air Condition	03	CENTRAL 100	
Heating 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	5000	IMPROVED AG	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	26416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,440	100	
FEP	180	80	
FOP	320	30	
TOTALS	1,940		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,680	91.1400	103.90	174,552	1955	1955		0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 1440 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	113,459			
TOTAL MARKET OB/XF VALUE	8,150			
TOTAL LAND VALUE - MARKET	181,110			
TOTAL MARKET VALUE	137,577			
SOH/AGL Deduction	87,346			
ASSESSED VALUE	50,231			
TOTAL EXEMPTION VALUE	25,231		HX HB	
BASE TAXABLE VALUE	25,000			
TOTAL JUST VALUE	302,719			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	287,261			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30910	M H	549	04/05/2013
29137	M H	584	01/21/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/7	7/31/2025	LE U		I	14	100

GRANTOR: KING RANDALL R
GRANTEE: KING RANDALL R (ENH)

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	750	
2	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF														8,150	
1553 SW KING ST, LAKE CITY															
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/04/2026		MLU	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W15 FEP= N12 W15 S12 E15\$ W17 S45 FOP= S10 E32 N10W32\$ E32 N45\$.													

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	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	26.94	AC		1.00	1.00	1.00	370.00	370.00	9,968							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	26.94	AC		1.00	1.00	1.00	6,500.00	6,500.00	175,110							