SW1/4 OF SW1/4 EX 2 AC DESC 851-
DESC ORB 1432-312 & EX 1.95 AC D
1523-2458 & EX 3.11 AC DESC IN L

KING RANDALL R/KING SIBYL
1553 SW KING ST
LAKE CITY, FL 32024

2027

26-4S-16-03192-000

BUILDING CHARACTERISTICS

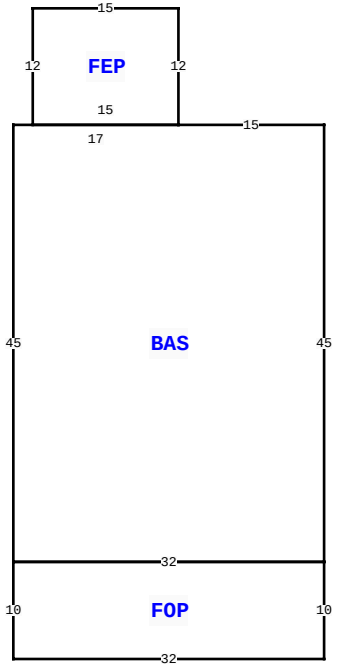
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	06	VINYL ASB 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	93,834
FEP	180	80		144	9,383
FOP	320	30		96	6,256
TOTALS	1,940			1,680	109,473

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	100.25	168,420	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1440 HX Base Yr



1553 SW KING ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
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		109,473
TOTAL MARKET OB/XF VALUE		8,150
TOTAL LAND VALUE - MARKET		181,110
TOTAL MARKET VALUE		133,591
SOH/AGL Deduction		82,152
ASSESSED VALUE		51,439
TOTAL EXEMPTION VALUE	HX HB	26,439
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		298,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,731

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

BUILDING NOTES

BUILDING DIMENSIONS

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

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	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	

LAND DESCRIPTION

TOTAL OB/XF 8,150

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	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							

REVIEW DATE 10/28/2024 BY JB Total Acres: 27.94 Total Land Value: 15,968 Market: 175,110 Agricultural: 9,968 Common: 6,000 PRINTED 11/17/2026 BY SYS