COMM NE COR OF SEC 35, RUN S 45. FT FOR POB, CONT W 97.18 FT, N 4 N LINE OF SEC 35, CONT N 210 FT,

ADAMCEWICZ CHESTER
811 SW KING ST
LAKE CITY, FL 32024

2026

26-4S-16-03196-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

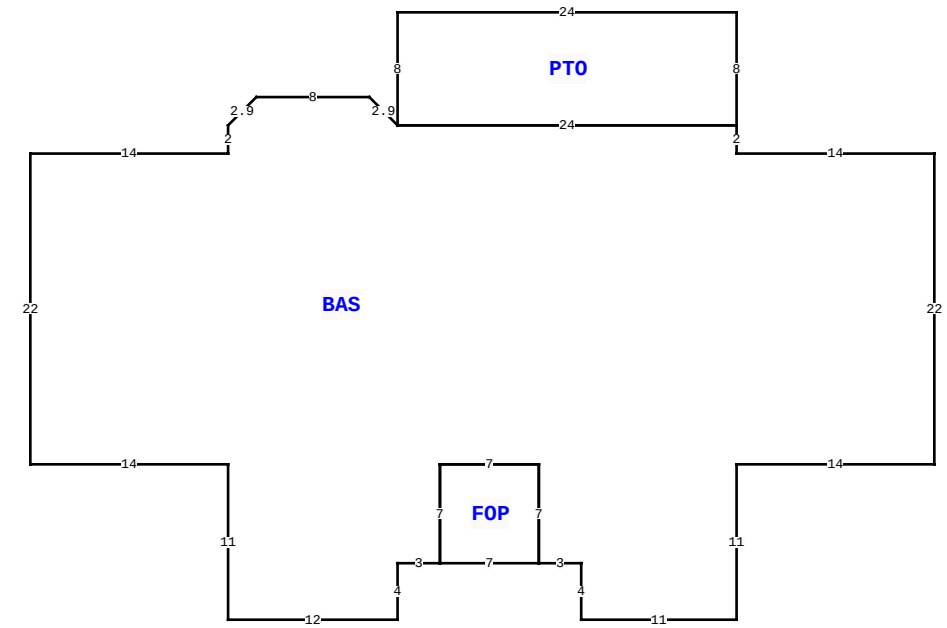
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,795	100		1,795	136,871
FOP	49	30		15	1,144
PTO	192	5		10	762
TOTALS	2,036			1,820	138,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,820	102.9000	117.31	213,504	1997	1997	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 2011 Heated Area: 1795 HX Base Yr 2011



811 SW KING ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		138,778
TOTAL MARKET OB/XF VALUE		2,111
TOTAL LAND VALUE - MARKET		15,480
TOTAL MARKET VALUE		156,369
SOH/AGL Deduction		47,989
ASSESSED VALUE		108,380
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		56,969
TOTAL JUST VALUE		156,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046199	Roof Replacement	17,070	01/04/2023
13137	SFR	250	10/07/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1443/864	7/16/2021	LE	U	I	14	100
GRANTOR: ADAMCEWICZ CHESTER						
GRANTEE: ADAMCEWICZ CHESTER						
1182/0802	9/30/2009	CT	U	I	11	56,800
GRANTOR: CLERK OF COURT						
GRANTEE: CHESTER ADAMCEWICZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 N2 PTO= N8 W24 S8 E24$ W24 U2 L2 W8 L2 D2 S2W14 S22 E14 S11 E12 N4 E3 FOP= E7 N7 W7 S7$ N7 E7 S7 E3S4 E11 N11 E14 N22$.

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	0120	CLFENCE 4	0	100	0	0	270.00	UT	4.50	4.50	75	1997	1997	3	75	911	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,111

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	0.86	AC		1.00	1.00	1.00	18,000.00	18,000.00	15,480							

REVIEW DATE 02/23/2023 BY JS Total Acres: 0.86 Total Land Value: 15,480 Market: 0 Agricultural: 0 Common: 15,480 PRINTED 05/08/2026 BY SYS