SE1/4 OF SE1/4 & COMM NE COR OF
S 2628.24 FT FOR POB, CONT S 20
SW1/4 OF SE1/4, W 15.99 FT TO NE

KING DAVID D/KING ANGELA B
191 NW HOLTON CT
LAKE CITY, FL 32055

2027

27-2S-16-01758-000

BUILDING CHARACTERISTICS

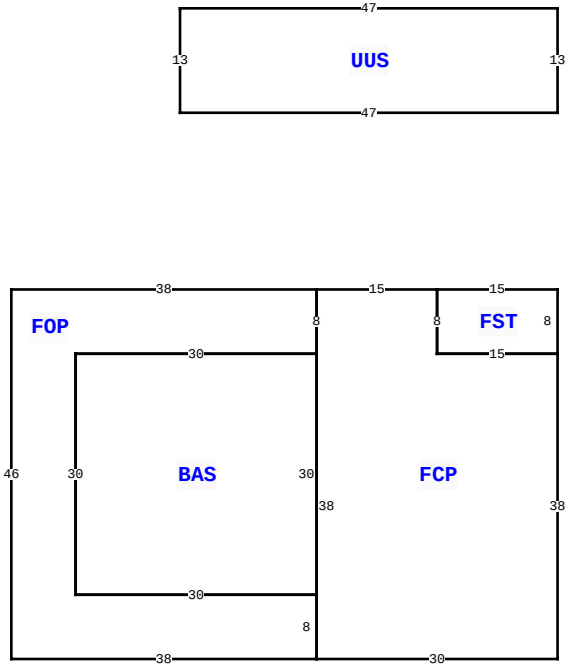
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	27216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100		900	109,823
FCP	1,260	25		315	38,438
FOP	848	30		254	30,994
FST	120	55		66	8,054
UUS	611	50		306	37,340
TOTALS	3,739			1,841	224,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,841	119.2800	131.21	241,558	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 900 HX Base Yr 2019



191 NW HOLTON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	05/15/2022 SPF

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	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
2	0280	POOL R/CON	0	100	14	29	406.00	UT	70.00	70.00	100	2023	2022		95	26,999	
3	0040	BARN,POLE	0	100	40	80	3,200.00	UT	5.00	5.00	100	2023	2022		100	16,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		224,649
TOTAL MARKET OB/XF VALUE		44,499
TOTAL LAND VALUE - MARKET		161,440
TOTAL MARKET VALUE		284,199
SOH/AGL Deduction		59,441
ASSESSED VALUE		224,758
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		173,347
TOTAL JUST VALUE		430,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047519	Electrical Servic	0	06/22/2023
000043467	Swimming Pool and	55,000	01/03/2022
36484	PUMP/UTPOL	50	03/21/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1456/2087	8/17/2021	WD	U	I	11	100
GRANTOR: KING DAVID L						
GRANTEE: KING DAVID						
1444/2785	8/17/2021	WD	U	V	11	100
GRANTOR: KING DAVID D						
GRANTEE: KING DAVID D						

BUILDING NOTES

BUILDING DIMENSIONS

FST= N8 W15 S8 E15$ FCP= W15 N8 W15 FOP= W38 S46 E38 N8 W30 N30 E30 N8$ S8 BAS= W30 S30 E30 N30$ S38 E30 N38$ PTR= N30 UUS= N13 W47 S13 E47$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 44,499

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	4,000.00	4,000.00	4,000							
2	5600	A	TIMBER 3	0			0.00	0.00	30.00	AC		1.00	1.00	1.00	281.00	281.00	8,430							
3	6200	A	PASTURE 3	0		00	0.00	0.00	9.36	AC		1.00	1.00	1.00	280.00	280.00	2,621							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	39.36	AC		1.00	1.00	1.00	4,000.00	4,000.00	157,440							

REVIEW DATE 07/05/2023 BY TW Total Acres: 40.36 Total Land Value: 15,051 Market: 157,440 Agricultural: 11,051 Common: 4,000 PRINTED 11/17/2026 BY SYS