COMM SE COR OF SEC, W 670.48
FT FOR POB, W 202.24 FT, N
324.86 FT, E 202.24 FT, S

MURRAY APRIL/MURRAY JASON
1925 SW KING ST
LAKE CITY, FL 32024

2026

27-4S-16-03213-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

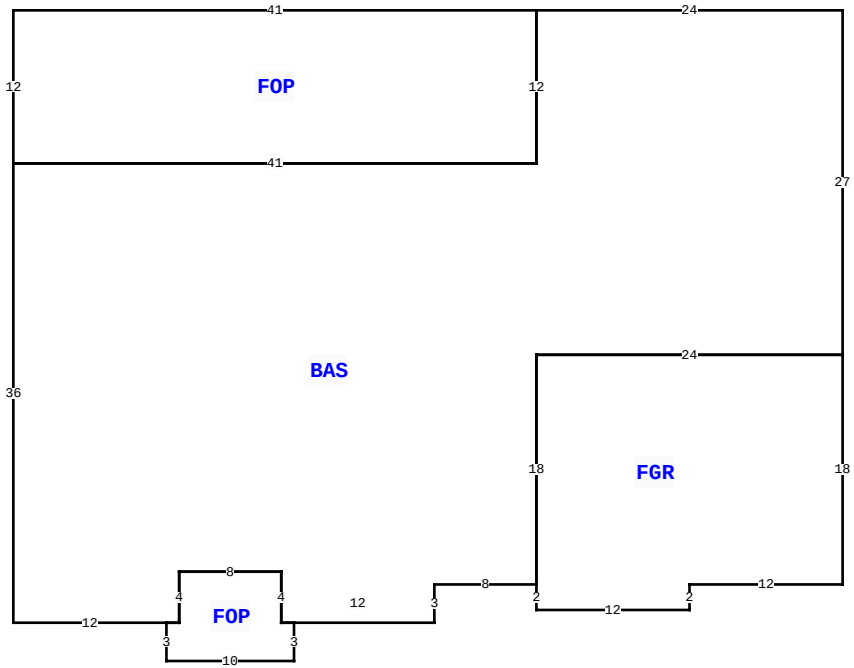
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 27416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,068	100		2,068	254,049
FGR	456	55		251	30,835
FOP	62	30		19	2,334
FOP	492	30		148	18,181
TOTALS	3,078			2,486	305,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,486	119.2268	133.53	331,956	2017	2017	0	0	0	8.00	92.00

2 SINGLE FAM 100% - 2019 Heated Area: 2068 HX Base Yr 2019



1925 SW KING ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		305,400
TOTAL MARKET OB/XF VALUE		2,126
TOTAL LAND VALUE - MARKET		18,120
TOTAL MARKET VALUE		325,646
SOH/AGL Deduction		88,926
ASSESSED VALUE		236,720
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		185,309
TOTAL JUST VALUE		325,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35492	SFR	906	06/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1338/0050	5/12/2017	WD	U	I	11	100

GRANTOR: JOHN A MURRAY & JO AN
GRANTEE: APRIL MURRAY & JASO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FOP= W41 S12 E41 N12$ S12 W41 S36 E12 FOP= S3 E10 N3 W1 N4 W8 S4 W1$ E1 N4 E8 S4 E12 N3 E8 FGR= S2 E12 N2 E12 N18 W24 S18$ N18 E24 N27$.

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	0166	CONC,PAVMT	0	100	0	0	713.00	UT	2.00	2.00	100	2017	2017	3	100	1,426	
2	0070	CARPORT UF	0	100	18	25	1.00	UT	0.00	0.00	100	2019	2019	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 2,126

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		00	0.00	0.00	1.51	AC		1.00	1.00	1.00	12,000.00	12,000.00	18,120							

REVIEW DATE 07/15/2019 BY KR Total Acres: 1.51 Total Land Value: 18,120 Market: 0 Agricultural: 0 Common: 18,120 PRINTED 06/08/2026 BY SYS