COMM SW COR, RUN N 27.20 FT TO N
A CO RD, RUN E ALONG R/W 740.66
RUN N 177 FT, W 106 FT, N 183 FT

NASH RONALD CLAYTON
2697 SW KING ST
LAKE CITY, FL 32024

2026

27-4S-16-03215-003

BUILDING CHARACTERISTICS

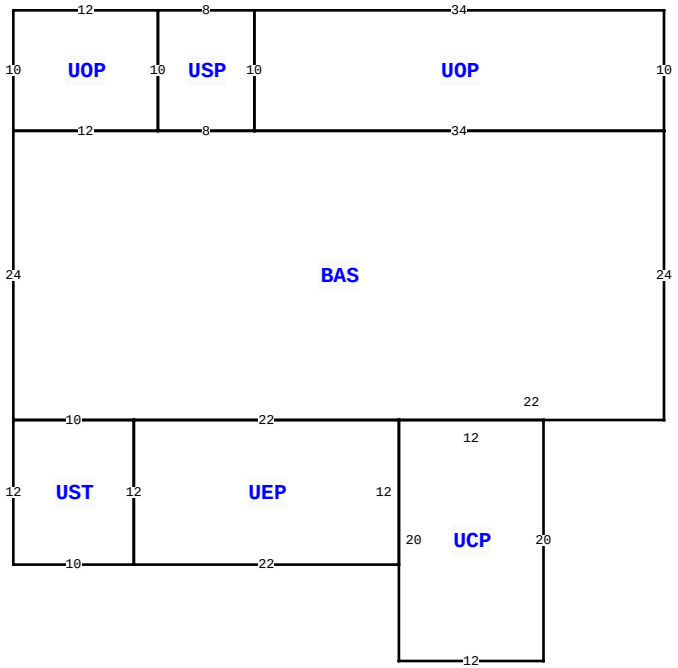
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
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	1,296	100		1,296	25,925
UCP	240	20		48	960
UEP	264	70		185	3,701
UOP	120	25		30	600
UOP	340	25		85	1,700
USP	80	35		28	560
UST	120	45		54	1,080
TOTALS	2,460			1,726	34,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,726	83.3490	50.01	86,317	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1296 HX Base Yr



2697 SW KING ST, LAKE CITY

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

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	800.00	800.00	50	2007	2007	3	50	400	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	34,527
TOTAL MARKET OB/XF VALUE	8,450
TOTAL LAND VALUE - MARKET	17,955
TOTAL MARKET VALUE	60,932
SOH/AGL Deduction	0
ASSESSED VALUE	60,932
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,932
TOTAL JUST VALUE	60,932
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,937

XFOB:1:1: FLEETLINE M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1275/1414	5/29/2014	LE	U	I	14	100
GRANTOR: RONALD O & MATTIE LEE						
GRANTEE: RONALD O & MATTIE L						
0891/2274	11/16/1999	QC	Q	I	01	100
GRANTOR: V WEANT ETAL						
GRANTEE: RONALD & MATTIE BRO						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N10 W34 S10 E34$ BAS= W34 USP= N10 W8 S10 E8$ W8 UOP= N10 W12 S10 E12 $ W12 S24UST= S12 E10 N12 W10$ E10 UEP= S12 E22 N12 W22$ E22 UCP= S20 E12 N20 W12$ E22 N24$.

LAND DESCRIPTION

TOTAL OB/XF 8,450

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	0200	C	MBL HM	0		A-1	0.00	0.00	0.95	AC		1.00	1.00	1.05	18,000.00	18,900.00	17,955							

REVIEW DATE 07/17/2019 BY KR Total Acres: 0.95 Total Land Value: 17,955 Market: 0 Agricultural: 0 Common: 17,955 PRINTED 06/08/2026 BY SYS