W1/4 OF SE1/4 OF SW1/4.
ORB 753-742, 775-2349,
796-1210, WD 994-1814,

LUKOCEVICH JAMES
2525 SW KING ST
LAKE CITY, FL 32024-4507

**2027**

**27-4S-16-03217-003**

## BUILDING CHARACTERISTICS

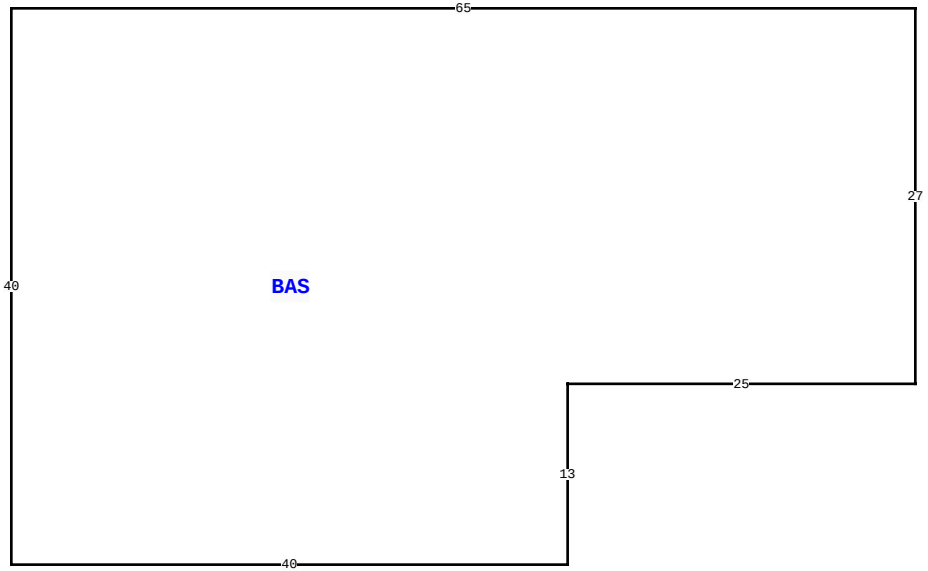
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| 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 | 2,275 | 100 | | 2,275 | 24,875 |
| TOTALS | 2,275 | | | 2,275 | 24,875 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,275 | 91.1200 | 54.67 | 124,374 | 2002 | 2002 | 0 | 0 | 20 | 60.00 | 20.00 |

1 MOBILE HME 0% - 0 Heated Area: 2275 HX Base Yr




2525 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 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 24,875 |
| TOTAL MARKET OB/XF VALUE | 10,400 |
| TOTAL LAND VALUE - MARKET | 95,000 |
| TOTAL MARKET VALUE | 57,175 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 57,175 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 57,175 |
| TOTAL JUST VALUE | 130,275 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 130,275 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20654 | M H | 125 | 05/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1319/1404 | 7/29/2016 | WD | U | I | 12 | 55,000 |
| GRANTOR: SECRETARY OF HOUSING | | | | | | |
| GRANTEE: JAMES LUKOCEVICH | | | | | | |
| 1280/0171 | 3/21/2014 | WD | U | I | 12 | 100 |
| GRANTOR: PNC BANK, NATIONAL AS | | | | | | |
| GRANTEE: SECRETARY OF HOUSIN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W65 S40 E40 N13 E25 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 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2002 | 2002 | 3 | 100 | 1,200 | |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 200 | |
| 3 | 0252 | LEAN-TO W/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 200 | |
| 4 | 0261 | PRCH, UOP | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 600 | |
| 5 | 0070 | CARPORT UF | 0 | 0 | 20 | 32 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 1,200 | |
| 6 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,400

| 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 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 19,000 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | 00 | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 1,780 | | | | | | | |
| 3 | 6200 | A | PASTURE 3 | 0 | | 00 | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 1,120 | | | | | | | |
| 4 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 8.00 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 76,000 | | | | | | | |

REVIEW DATE 07/16/2019 BY KR Total Acres: 10.00 Total Land Value: 21,900 Market: 76,000 Agricultural: 2,900 Common: 19,000 PRINTED 11/17/2026 BY SYS