

COMM SW COR OF SE1/4, RUN N 45 F  
 KING RD FOR POB, W ALONG R/W 30  
 E 130 FT, S 363 FT TO N R/W KING

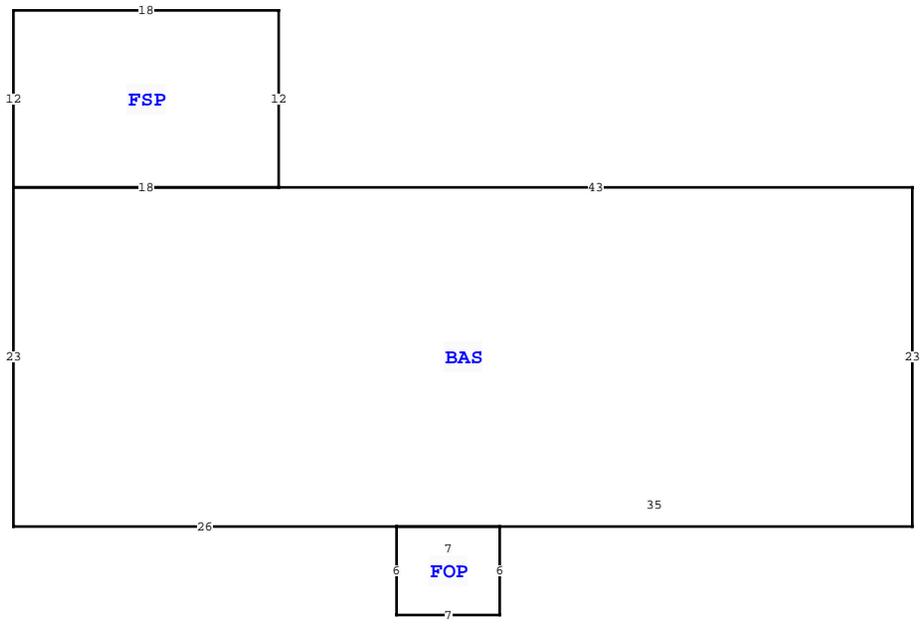
SOUTH JAMES E  
 2293 SW KING ST  
 LAKE CITY, FL 32024

**2026**

27-4S-16-03218-001  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
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
BAS	1,403	100	
FOP	42	35	
FSP	216	40	
TOTALS	1,661		
			1,504
			38,767

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2022		96,918	1980	1980	0	0	60.00	40.00
				Heated Area: 1403			HX Base Yr 2022				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			38,767
TOTAL MARKET OB/XF VALUE			14,000
TOTAL LAND VALUE - MARKET			19,440
TOTAL MARKET VALUE			72,207
SOH/AGL Deduction			17,830
ASSESSED VALUE			54,377
TOTAL EXEMPTION VALUE	HX HB		29,377
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			72,207
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			72,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/2405	3/02/2020	LE U		I	14	100
GRANTOR: BRENDA SAWYER (ENH LI)						
GRANTEE: JAMES E SOUTH (RMDR)						
0809/0492	8/07/1995	WD Q		I		40,000
GRANTOR: LIPPI						
GRANTEE: KENNETH W & BRENDA						

EXTRA FEATURES		TOTAL OB/XF	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0190	FPLC PF	1,200.00
2	0297	SHED CONCR	0.00
3	9945	Well/Sept	7,000.00
4	0120	CLFENCE 4	0.00
5	0296	SHED METAL	0.00
6	0296	SHED METAL	0.00
7	0120	CLFENCE 4	0.00
TOTALS			14,000

L N	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	100	0	0	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0297	SHED CONCR	0	100	12	24	UT	0.00	0.00	100	1993	1993	3	100	1,500	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	1,200	
5	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2007	2007	3	100	500	
6	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2007	2007	3	100	800	
7	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	1,800	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W43 FSP= N12 W18 S12 E18\$ W18 S23 E26 FOP= S6 E7 N6 W7\$ E35 N23\$.			

LAND DESCRIPTION		TOTAL OB/XF														14,000								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	100		A-1	0.00	0.00	1.08	AC		1.00	1.00	1.00	18,000.00	18,000.00	19,440							