

COMM NE COR OF SE1/4 OF NW1/4, R
S R/W OF WASHINGTON ST FOR POB,
FT, W 121.64 FT, N 202.17 FT, E

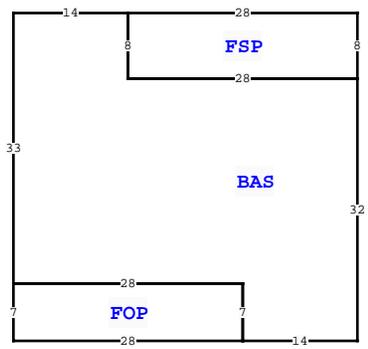
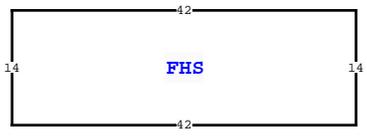
KING STUART/KING RAYCHEL
2344 NE WASHINGTON ST
LAKE CITY, FL 32055

2026

34-3S-17-06884-000
PAGE 1 of 1

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|----------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 04 | SINGLE SID 100 | |
| Roof Structur | 03 | GABLE/HIP 100 | |
| Roof Cover | 14 | PREFIN MT 100 | |
| Interior Wall | 06 | CUST PANEL 100 | |
| Interior Floo | 09 | PINE WOOD 100 | |
| Air Condition | 03 | CENTRAL 100 | |
| Heating Type | 04 | AIR DUCTED 100 | |
| Bedrooms | | 3 100 | |
| Bathrooms | | 2 100 | |
| Frame | 01 | NONE 100 | |
| Stories | 2. | 2. 100 | |
| Architectual | 05 | CONV 100 | |
| Units | | 0 100 | |
| Condition Adj | 03 | 03 100 | |
| Kitchen Adjus | 01 | 01 100 | |
| Quality | 05 | 05 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 34317.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,260 | 100 | |
| FHS | 588 | 60 | |
| FOP | 196 | 30 | |
| FSP | 224 | 40 | |
| TOTALS | 2,268 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|-------------------|-----|-----------------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SINGLE FAM | 100% | - 2026 | | Heated Area: 1848 | | HX Base Yr 2026 | | | | |



| | | | |
|----------|--|-----------|--|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

2344 NE WASHINGTON ST, LAKE CITY

| EXTRA FEATURES | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|---|-------|----|----------|----------------|-----------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1 | 0040 | BARN, POLE | 0 | 100 | 0 | 0 | UT | 500.00 | 500.00 | 50 | 1993 |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | UT | 400.00 | 400.00 | 100 | 2021 |
| 3 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | UT | 2,000.00 | 2,000.00 | 100 | 2026 |

TOTAL OB/XF 2,650

| LAND DESCRIPTION | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1 | 0100 | C | SFR | 100 | | 00 | 0.00 | 0.00 | 1.00 | UT | 1.00 |

| TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1.00 | 5,000.00 | 5,000.00 | 5,000 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|-------|-------------|---------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 2 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 146,370 |
| TOTAL MARKET OB/XF VALUE | | | 2,650 |
| TOTAL LAND VALUE - MARKET | | | 5,000 |
| TOTAL MARKET VALUE | | | 154,020 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 154,020 |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 |
| BASE TAXABLE VALUE | | | 102,609 |
| TOTAL JUST VALUE | | | 154,020 |
| NCON VALUE | | | 2,000 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 111,962 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 041157 | REMODEL | | 01/14/2021 |
| 39559 | REMODEL | 0 | 04/06/2020 |

| SALES DATA | | | | | | |
|-----------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1537/1164 | 4/03/2025 | WD | U | I | 43 | 330,000 |
| GRANTOR: LUND TERRY L DUGAN | | | | | | |
| GRANTEE: KING STUART | | | | | | |
| 1382/2065 | 3/29/2019 | WD | Q | I | 01 | 75,000 |
| GRANTOR: RICHARD L PAUL | | | | | | |
| GRANTEE: TERRY L DUGAN | | | | | | |

| BUILDING NOTES |
|----------------|
| |

| BUILDING DIMENSIONS |
|---|
| BAS=[ORIG=0,0] W14 S33 E28 S7 E14 N32 W28 N8 \$ |
| FHS=[ORIG=0,-25] E42 N14 W42 S14 \$ |
| FSP=[ORIG=28,8] N8 W28 S8 E28 \$ |
| FOP=[ORIG=-14,33] S7 E28 N7 W28 \$ |