COMM SE COR OF NE1/4, RUN N ALON RD 336.72 FT FOR POB, RUN W 839. 543.25 FT, E 464.80 FT, S 160 FT

KLIMKIEWICZ MICHAEL/KLIMKIEWICZ MICHELE CHRISTINA
436 SW BISHOP AVE
LAKE CITY, FL 32024-4700

2026

34-4S-16-03271-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

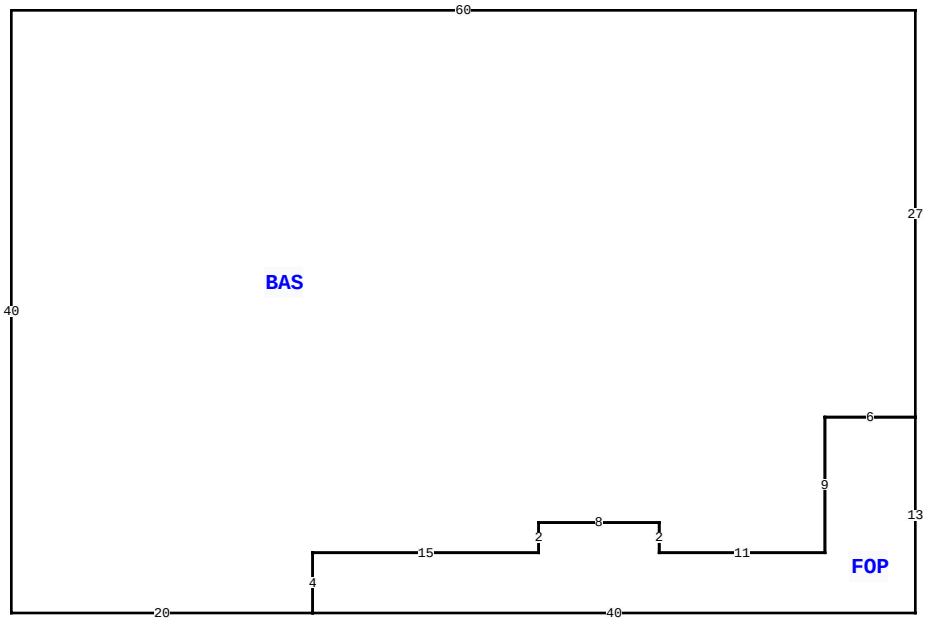
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	34416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,170	100		2,170	198,224
FOP	230	30		69	6,303
TOTALS	2,400			2,239	204,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	2,239	123.0144	115.63	258,896	2003	2015	0	0	0	21.00	79.00

1 MODULAR 1 100% - 2023 Heated Area: 2170 HX Base Yr 2023



436 SW BISHOP AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		204,528
TOTAL MARKET OB/XF VALUE		28,630
TOTAL LAND VALUE - MARKET		85,595
TOTAL MARKET VALUE		318,753
SOH/AGL Deduction		131,467
ASSESSED VALUE		187,286
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		135,875
TOTAL JUST VALUE		318,753
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20711	M H	125	05/19/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1473/561	8/12/2022	QC	U	I	11	100
GRANTOR: KLIMKIEWIEZ MICHAEL						
GRANTEE: KLIMKIEWIEZ MICHAEL						
1468/1481	6/07/2022	WD	Q	I	01	420,000
GRANTOR: MURPHY JARED H						
GRANTEE: KLIMKIEWICZ MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S40 E20 FOP= E40 N13 W6 S9 W11 N2 W8 S2 W15 S4$ N4 E15 N2 E8 S2 E11 N9 E6 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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0210	GARAGE U	0	100	24	34	816.00	UT	12.00	12.00	100	2007	2007	3	100	9,792	
3	0260	PAVEMENT-A	0	100	10	622	6,220.00	UT	1.50	1.50	75	2007	2007	3	75	6,998	
4	0210	GARAGE U	0	100	24	30	720.00	UT	12.00	12.00	100	2007	2007	3	100	8,640	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	

LAND DESCRIPTION

TOTAL OB/XF 28,630

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			0.00	0.00	9.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,595							

REVIEW DATE 09/08/2022 BY ME Total Acres: 9.01 Total Land Value: 85,595 Market: 0 Agricultural: 0 Common: 85,595 PRINTED 06/08/2026 BY SYS