COMM NE COR OF NW1/4 OF NW1/4, R
S R/W KING RD, W ALONG R/W 554.0
CONT W 105 FT, S 414.86 FT, E 10

LEYBA MARGARET
2668 SW KING ST
LAKE CITY, FL 32024

2027

34-4S-16-03272-001

BUILDING CHARACTERISTICS

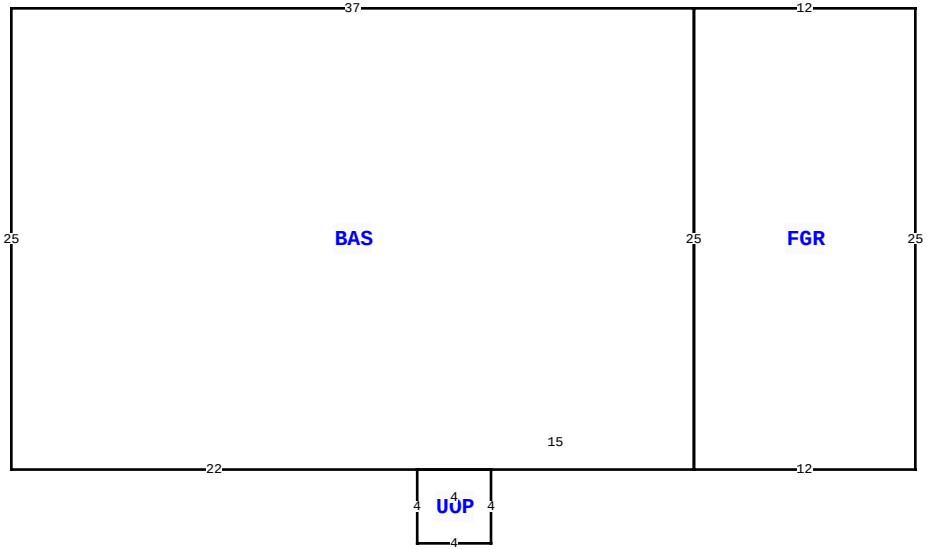
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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 01
NEIGHBORHOOD/LOC	34416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	925	100		925	118,202
FGR	300	55		165	21,085
UOP	16	20		3	383
TOTALS	1,241			1,093	139,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,093	125.1540	137.67	150,473	1991	2018	0	0	0	7.18	92.82

1 SINGLE FAM 100% - 2022 Heated Area: 925 HX Base Yr 2022



2668 SW KING ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	0166	CONC,PAVMT	0	100	9	60	540.00	UT	1.40	1.40	100	0	0	3	100	756	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		139,669
TOTAL MARKET OB/XF VALUE		756
TOTAL LAND VALUE - MARKET		20,700
TOTAL MARKET VALUE		161,125
SOH/AGL Deduction		14,700
ASSESSED VALUE		146,425
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		95,014
TOTAL JUST VALUE		161,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,662

SALE:1:1: 1 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1443/365	7/22/2021	WD	Q	I	01	168,000
GRANTOR: LUBOLD DANIKA						
GRANTEE: LEYBA MARGARET						
1372/0941	11/08/2018	WD	Q	I	01	113,500
GRANTOR: KEVIN K MCGINNIS						
GRANTEE: DANIKA LUBOLD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S25 E22 UOP= S4 E4 N4 W4$ E15 FGR= E12 N25 W12 S25$ N25$.

LAND DESCRIPTION

TOTAL OB/XF 756

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		00	0.00	0.00	1.00	AC		1.00	1.00	0.90	23,000.00	20,700.00	20,700							

REVIEW DATE 07/25/2019 BY BC Total Acres: 1.00 Total Land Value: 20,700 Market: 0 Agricultural: 0 Common: 20,700 PRINTED 11/17/2026 BY SYS