

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

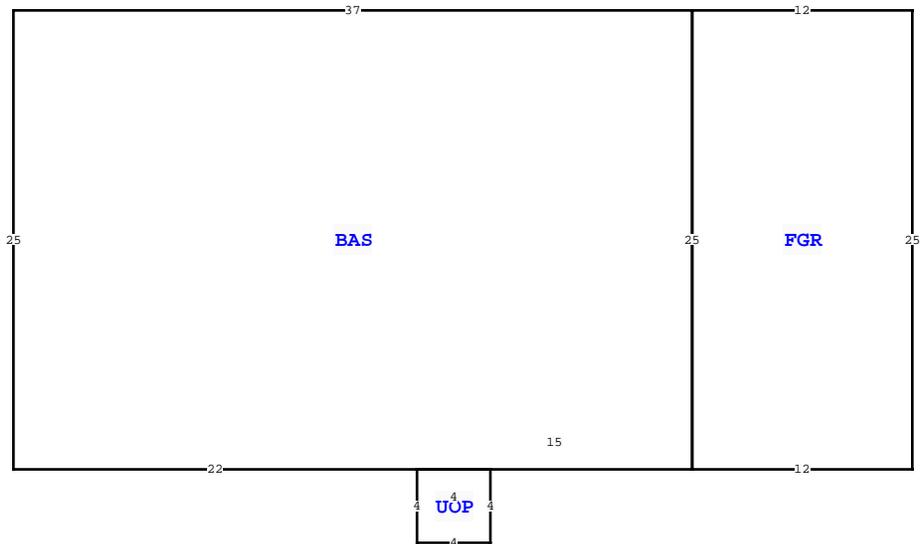
LEYBA MARGARET
2668 SW KING ST
LAKE CITY, FL 32024

2026

34-4S-16-03272-001
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	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
BAS	925	100	
FGR	300	55	
UOP	16	20	
TOTALS	1,241		

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%	- 2022		Heated Area: 925					HX Base Yr	2022



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			142,206
TOTAL MARKET OB/XF VALUE			756
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			160,962
SOH/AGL Deduction			18,802
ASSESSED VALUE			142,160
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			90,749
TOTAL JUST VALUE			160,962
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			162,540
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						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC,PAVMT	1.40

TOTAL OB/XF															
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	0166	CONC,PAVMT	0	100	9	60	540.00	UT 1.40	1.40	100	0	3	100	756	

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	CLS	LAND USE DESCRIPTION
1	0100	C	SFR

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	0100	C	SFR	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

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