

COMM NE COR OF NW1/4 OF NW1/4,  
 RUN S 40.39 FT TO S R/W KING  
 RD, W ALONG R/W 764.04 FT FOR

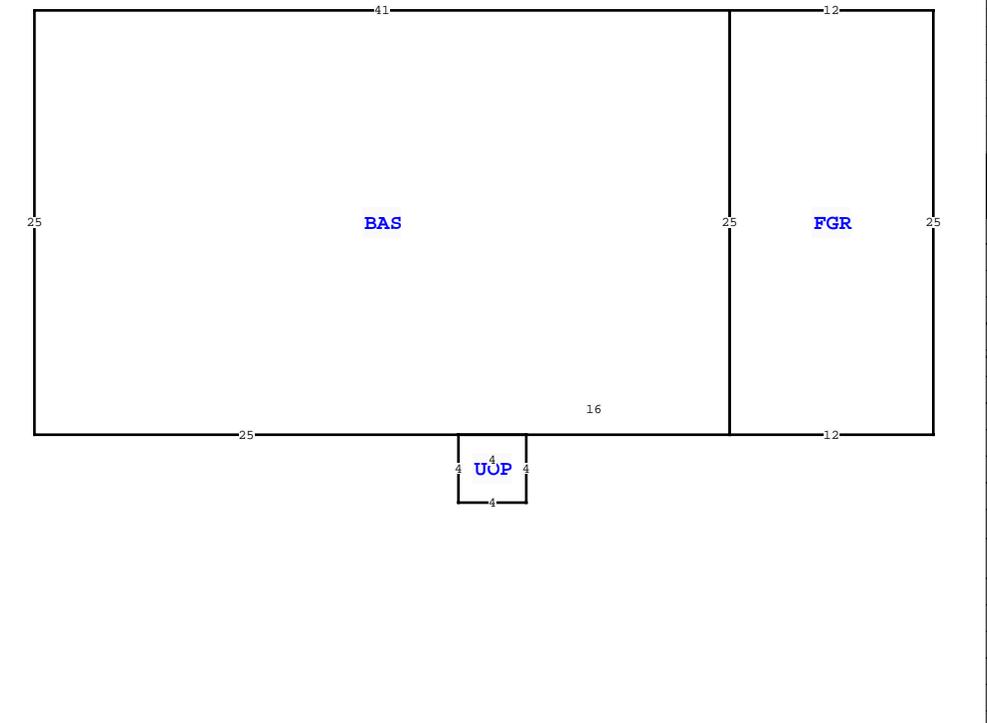
FREEMAN FELICIA A  
 2708 SW KING ST  
 LAKE CITY, FL 32024

**2026**

34-4S-16-03272-003  


BUILDING CHARACTERISTICS	
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	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,193	124.2360	139.14	165,994	1990	1990	0	0	35.00	65.00



Quality					
DOR CODE	CD				
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	1,025	100		1,025	92,702
FGR	300	55		165	14,923
UOP	16	20		3	271
TOTALS	1,341			1,193	107,896

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			107,896
TOTAL MARKET OB/XF VALUE			9,215
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			135,111
SOH/AGL Deduction			50,287
ASSESSED VALUE			84,824
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			33,413
TOTAL JUST VALUE			135,111
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			135,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053063	Roof Replacement	8,820	05/09/2025
18077	M H	125	03/19/2001

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1175/0289	6/10/2009	WD Q	I 01	95,300
GRANTOR: VICKIE A GLENN				
GRANTEE: FELICIA A FREEMAN				
0710/0468	2/09/1990	WD Q	V	5,300
GRANTOR: WM CAMPBELL				
GRANTEE: JAMES SALYERS				

EXTRA FEATURES																
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	54	UT	1.40	1.40	100	0	0	3	100	680	
2	0166	CONC, PAVMT	0	100	16	20	UT	2.00	2.00	50	1993	1993	3	50	320	
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	4.50	4.50	60	1993	1993	3	60	1,215	

TOTALS		2708 SW KING ST, LAKE CITY					
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/07/2025	MLU

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W41 S25 E25 UOP= S4 E4N4 W4\$ E16 FGR= E12 N25 W12 S25\$ N25\$.			

LAND DESCRIPTION		TOTAL OB/XF														9,215								
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							