

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

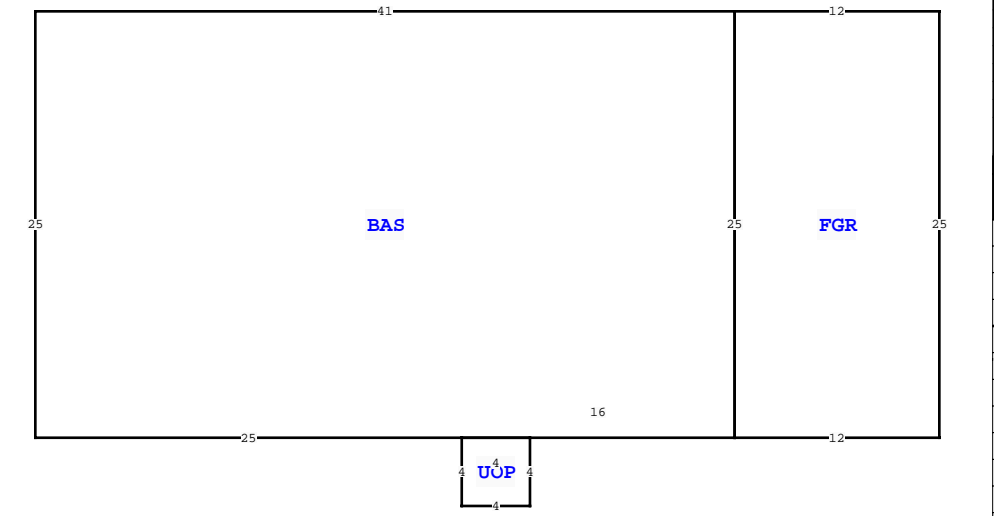
FREEMAN FELICIA A
 2708 SW KING ST
 LAKE CITY, FL 32024

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
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

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



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

2708 SW KING ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	9	54	486.00	UT	1.40	1.40	100
2	0166	CONC, PAVMT	0	100	16	20	320.00	UT	2.00	2.00	50
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
4	0120	CLFENCE 4	0	100	0	0	450.00	UT	4.50	4.50	60

COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		107,896
TOTAL MARKET OB/XF VALUE		9,215
TOTAL LAND VALUE - MARKET		20,700
TOTAL MARKET VALUE		137,811
SOH/AGL Deduction		52,987
ASSESSED VALUE		84,824
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		33,413
TOTAL JUST VALUE		137,811
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,360

PRMT:1:1: TVL TRL/6 MTS
 SALE:1:1: 1 ACRE VACANT LAND

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 U	V I	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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S25 E25 UOP= S4 E4N4 W4S E16 FGR= E12 N25 W12 S25S N25S.

LAND DESCRIPTION												TOTAL OB/XF												
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	0.90	23,000.00	20,700.00	20,700							