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

2027

34-4S-16-03272-003

BUILDING CHARACTERISTICS

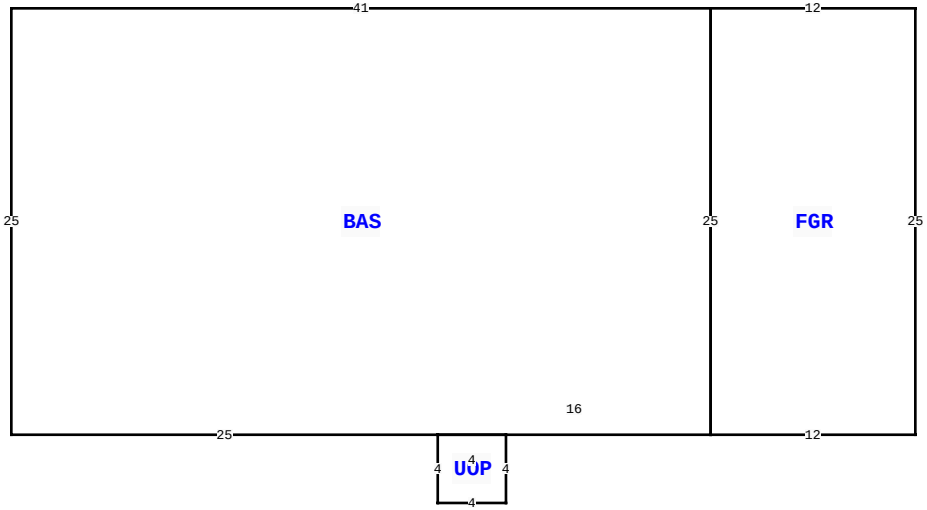
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,025	100		1,025	91,050
FGR	300	55		165	14,657
UOP	16	20		3	267
TOTALS	1,341			1,193	105,973

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	136.66	163,035	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2010 Heated Area: 1025 HX Base Yr 2010



2708 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	54	486.00	UT	1.40	1.40	100	0	0	3	100	680	
2	0166	CONC,PAVMT	0	100	16	20	320.00	UT	2.00	2.00	50	1993	1993	3	50	320	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	450.00	UT	4.50	4.50	60	1993	1993	3	60	1,215	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		105,973
TOTAL MARKET OB/XF VALUE		9,215
TOTAL LAND VALUE - MARKET		20,700
TOTAL MARKET VALUE		135,888
SOH/AGL Deduction		48,519
ASSESSED VALUE		87,369
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		35,958
TOTAL JUST VALUE		135,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,811

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 W4$ E16 FGR= E12 N25 W12 S25$ N25$.

LAND DESCRIPTION

TOTAL OB/XF 9,215

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 05/19/2025 BY chuck Total Acres: 1.00 Total Land Value: 20,700 Market: 0 Agricultural: 0 Common: 20,700 PRINTED 11/17/2026 BY SYS