COMM NE COR OF NW1/4 OF NW1/4,
RUN S 40.39 FT TO S R/W KING
RD FOR POB, CONT S 418.91 FT,

BENCH COLLEEN
2568 SW KING ST
LAKE CITY, FL 32024

**2026**

**34-4S-16-03272-004**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 01

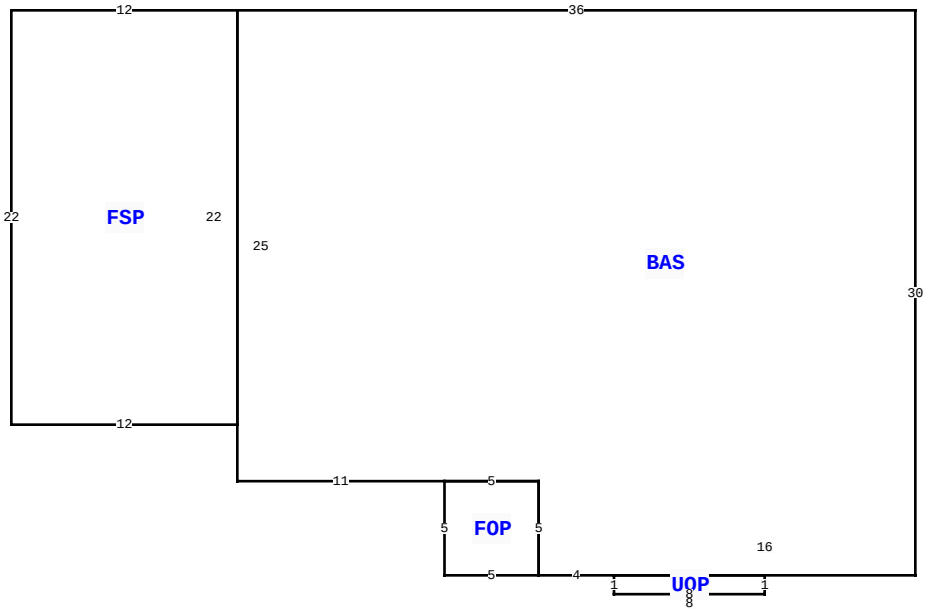
NEIGHBORHOOD/LOC 34416.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,000 | 100 | | 1,000 | 77,389 |
| FOP | 25 | 30 | | 8 | 619 |
| FSP | 264 | 40 | | 106 | 8,203 |
| UOP | 8 | 20 | | 2 | 155 |
| TOTALS | 1,297 | | | 1,116 | 86,366 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,116 | 106.3044 | 119.06 | 132,871 | 1989 | 1989 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2016 Heated Area: 1000 HX Base Yr 2016




2568 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0210 | GARAGE U | 0 | 100 | 12 | 22 | 264.00 | UT | 18.00 | 18.00 | 50 | 1993 | 1993 | 3 | 50 | 2,376 | |
| 3 | 0070 | CARPORT UF | 0 | 100 | 12 | 22 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 2,000 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 10 | 20 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 2,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 86,366 |
| TOTAL MARKET OB/XF VALUE | | 7,576 |
| TOTAL LAND VALUE - MARKET | | 20,700 |
| TOTAL MARKET VALUE | | 114,642 |
| SOH/AGL Deduction | | 41,115 |
| ASSESSED VALUE | | 73,527 |
| TOTAL EXEMPTION VALUE | HX HB | 48,527 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 114,642 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 111,942 |

SALE:1:1: 1.00 AC WITH IMP

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053943 | Remodel | 13,132 | 08/28/2025 |
| 20347 | M H | 125 | 01/23/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1287/2283 | 1/05/2015 | WD | U | I | 12 | 51,000 |
| GRANTOR: BANK OF AMERICA, NATI | | | | | | |
| GRANTEE: COLLEEN BENCH | | | | | | |
| 1277/2663 | 6/18/2014 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT (FOLLA | | | | | | |
| GRANTEE: BANK OF AMERICA, NA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W36 FSP= W12 S22 E12 N22$ S25 E11FOP= S5 E5 N5 W5$ E5S5 E4 UOP= S1 E8 N1 W8$ E16 N30$.

## LAND DESCRIPTION

TOTAL OB/XF 7,576

| 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 03/25/2026 BY robin Total Acres: 1.00 Total Land Value: 20,700 Market: 0 Agricultural: 0 Common: 20,700 PRINTED 06/10/2026 BY SYS