

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,

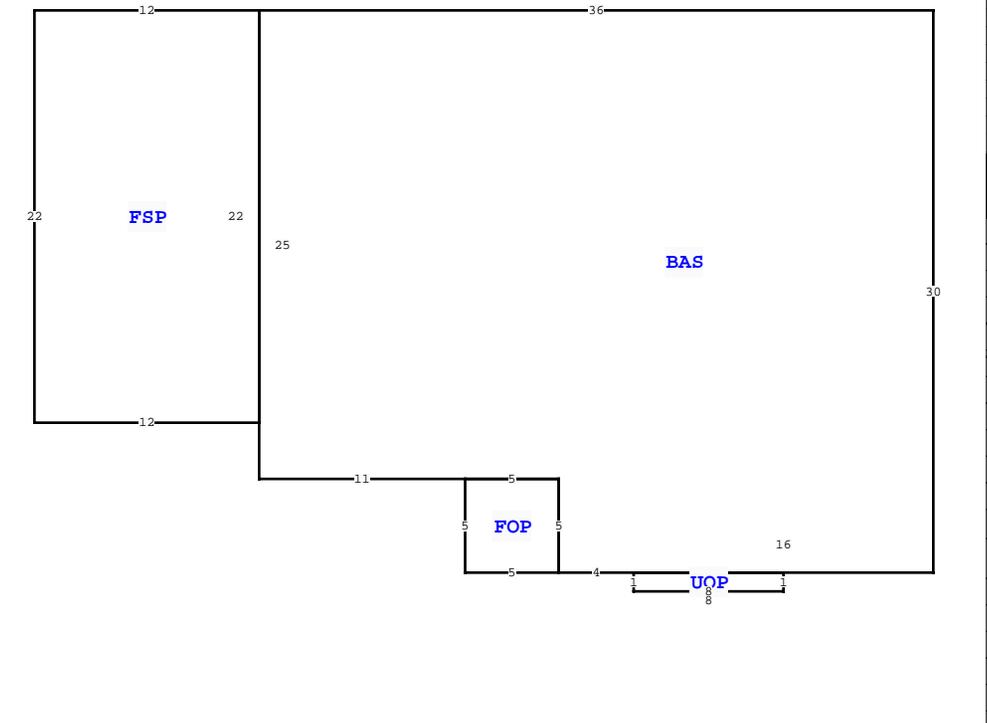
BENCH COLLEEN  
 2568 SW KING ST  
 LAKE CITY, FL 32024

**2026**

34-4S-16-03272-004  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	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 Units	05 CONV 100 0 100
Condition Adj	02 02 100
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	1,116	106.3044	119.06	132,871	1989	1989	0	0	35.00	65.00



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
<b>TOTALS</b>	<b>1,297</b>			<b>1,116</b>	<b>86,366</b>

2568 SW KING ST, LAKE CITY

BLD DATE	LGL DATE	04/07/2025	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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

TOTAL OB/XF 7,576

LAND DESCRIPTION																								
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							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1 3

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	86,366
TOTAL MARKET OB/XF VALUE	7,576
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	111,942
SOH/AGL Deduction	38,415
ASSESSED VALUE	73,527
TOTAL EXEMPTION VALUE	HX HB 48,527
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	111,942
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
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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\$.