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

2027

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

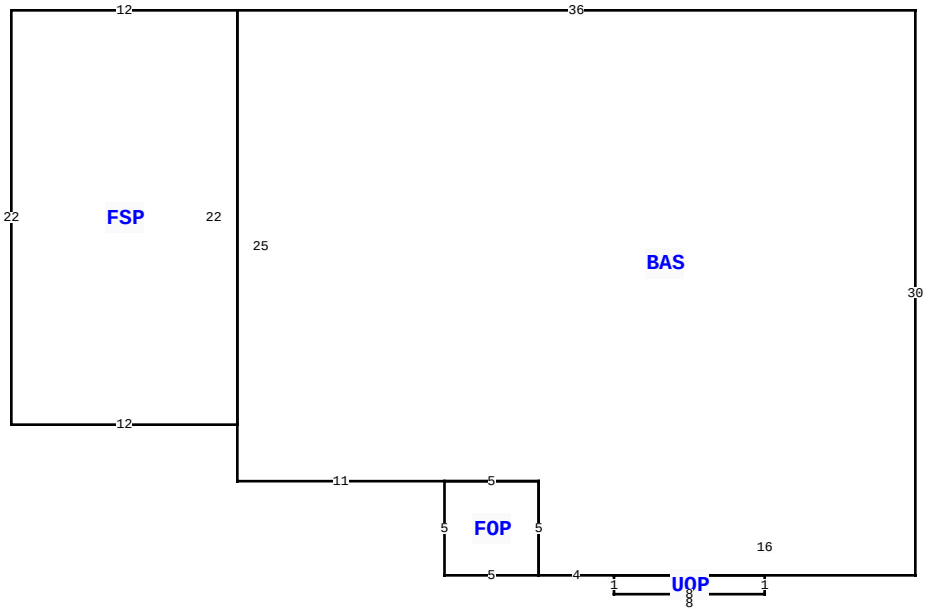
NEIGHBORHOOD/LOC 34416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100		1,000	76,005
FOP	25	30		8	608
FSP	264	40		106	8,057
UOP	8	20		2	152
TOTALS	1,297			1,116	84,821

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	116.93	130,494	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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	84,821
TOTAL MARKET OB/XF VALUE	7,576
TOTAL LAND VALUE - MARKET	20,700
TOTAL MARKET VALUE	113,097
SOH/AGL Deduction	37,364
ASSESSED VALUE	75,733
TOTAL EXEMPTION VALUE	HX HB 50,733
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	113,097
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,642

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 11/17/2026 BY SYS