LOT 5 CLOVERDALE S/D.

762-553, 808-1543, 817-1274, 857

SHELDON WILLIAM R III/SHELDON KAITLYN A
2748 SW KING ST
LAKE CITY, FL 32024

2027

34-4S-16-03272-105

BUILDING CHARACTERISTICS

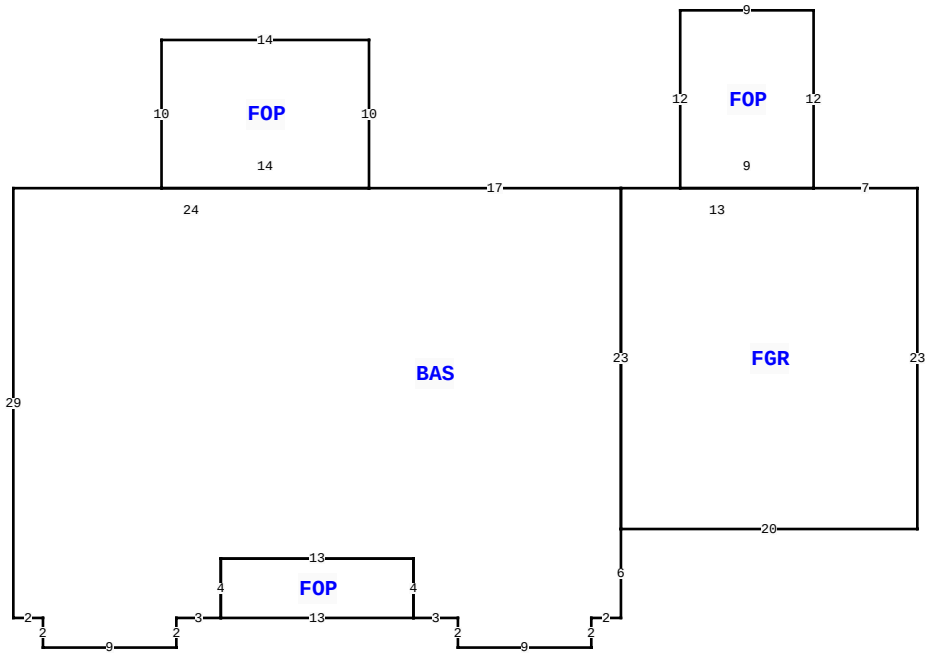
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	34416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,173	100		1,173	134,344
FGR	460	55		253	28,976
FOP	52	30		16	1,833
FOP	108	30		32	3,665
FOP	140	30		42	4,810
TOTALS	1,933			1,516	173,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,516	146.6454	161.31	244,546	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2024 Heated Area: 1173 HX Base Yr 2024



2748 SW KING ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	173,628
TOTAL MARKET OB/XF VALUE	2,207
TOTAL LAND VALUE - MARKET	20,700
TOTAL MARKET VALUE	196,535
SOH/AGL Deduction	0
ASSESSED VALUE	196,535
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	145,124
TOTAL JUST VALUE	196,535
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10614	SFR	195	01/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/2231	10/20/2022	WD	Q	I	01	215,000
GRANTOR: DAIES ROGER L						
GRANTEE: SHELDON WILLIAM R I						
1367/1433	8/24/2018	WD	Q	I	01	147,000
GRANTOR: GERRALD & JULIE LACEY						
GRANTEE: ROGER L & ERICA J D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= N10 W14 S10 E14$ W24 S29 E2 S2 E9 N2 E3 FOP= E13 N4 W13 S4$ N4 E13 S4E3 S2 E9 N2 E2 N6 FGR= E20 N23 W7 FOP= N12 W9 S12 E9$ W13 S23$ N23$.

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	0	0	1,471.00	UT	1.50	1.50	100	1996	1996	3	100	2,207	

LAND DESCRIPTION

TOTAL OB/XF 2,207

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		RSF-1	0.00	0.00	1.00	AC		1.00	1.00	0.90	23,000.00	20,700.00	20,700							

REVIEW DATE 02/08/2023 BY CP Total Acres: 1.00 Total Land Value: 20,700 Market: 0 Agricultural: 0 Common: 20,700 PRINTED 11/17/2026 BY SYS