

COMM NE COR, RUN S 86.57 FT TO S
ALONG R/W 628.36 FT FOR POB, RUN
441.92 FT, NE 512.13 FT TO S R/W

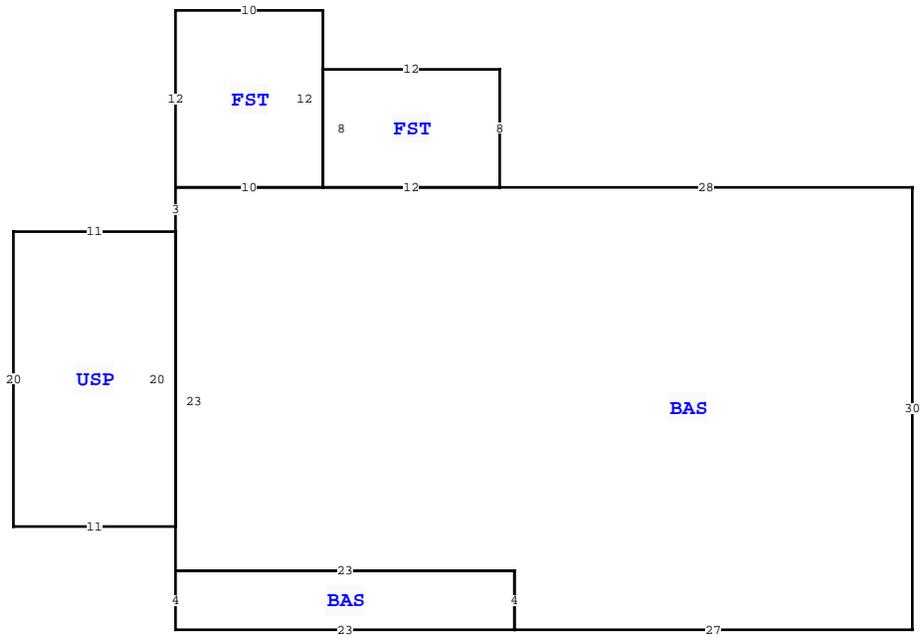
CLARK ALLIE GERALINE/CLARK CHARLES
946 SW KING ST
LAKE CITY, FL 32024

2026

35-4S-16-03281-005
VALUATION SUMMARY PAGE 1 of 2

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	06	VINYL ASB	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	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0102	SFRES/MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	35416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	92	100	
BAS	1,408	100	
FST	96	55	
FST	120	55	
USP	220	35	
TOTALS	1,936		1,696 148,405

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,696	118.0900	134.62	228,316	1978	1978	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 1500 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			235,238
TOTAL MARKET OB/XF VALUE			12,988
TOTAL LAND VALUE - MARKET			60,120
TOTAL MARKET VALUE			308,346
SOH/AGL Deduction			124,502
ASSESSED VALUE			183,844
TOTAL EXEMPTION VALUE	HX HB SX		101,411
BASE TAXABLE VALUE			82,433
TOTAL JUST VALUE			308,346
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			297,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052925	Roof Replacement	9,200	04/22/2025
18105	REMODEL	30	02/28/2001
14002	M H	125	05/12/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/15	7/13/2025	QC	U	I	11	100

GRANTOR: CLARK CHARLES	GRANTEE: CLARK CHARLES
1350/0936	12/21/2017 QC U I 11 100
GRANTOR: ALLIE GERALINE CLARK	GRANTEE: ALLIE GERALINE CLAR

BUILDING NOTES	
BUILDING DIMENSIONS BAS= W28 FST= N8 W12 S8 E12\$ W12FST= N12 W10 S12 E10\$ W10 S3USP= W11 S20 E11 N20\$ S23 BAS= S4 E23 N4 W23 \$ E23 S4 E27 N30\$.	

EXTRA FEATURES														940 SW KING ST, LAKE CITY		
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	1,200.00	100	0	0	3	100	1,200
2	9947	Septic	0	0	0	0		1.00	UT 3,000.00	3,000.00	100			3	100	3,000
3	0252	LEAN-TO W/	0	100	8	18		144.00	UT 2.00	2.00	100	1993	1993	3	100	288
4	0120	CLFENCE 4	0	100	0	0		1.00	UT 0.00	0.00	100	2009	2009	3	100	1,200
5	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	0.00	100	2019	2019	3	100	300
6	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100	2023	2022		100	7,000

LAND DESCRIPTION														TOTAL OB/XF 12,988										
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		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	48,120							
2	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

