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

2027

35-4S-16-03281-005

BUILDING CHARACTERISTICS

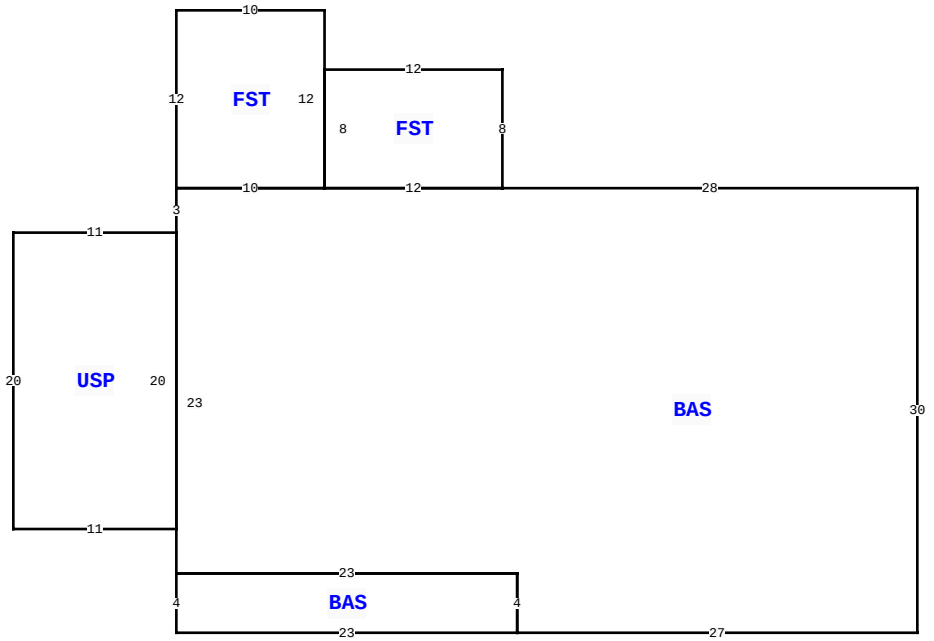
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	92	100		92	7,768
BAS	1,408	100		1,408	118,884
FST	96	55		53	4,475
FST	120	55		66	5,572
USP	220	35		77	6,501
TOTALS	1,936			1,696	143,202

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	129.90	220,310	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1500 HX Base Yr



940 SW KING ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		227,327
TOTAL MARKET OB/XF VALUE		12,988
TOTAL LAND VALUE - MARKET		60,120
TOTAL MARKET VALUE		300,435
SOH/AGL Deduction		106,262
ASSESSED VALUE		194,173
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		92,762
TOTAL JUST VALUE		300,435
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,941

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$.

LAND DESCRIPTION

TOTAL OB/XF 12,988

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		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							

REVIEW DATE 01/23/2026 BY KS Total Acres: 5.01 Total Land Value: 60,120 Market: 0 Agricultural: 0 Common: 60,120 PRINTED 11/17/2026 BY SYS

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

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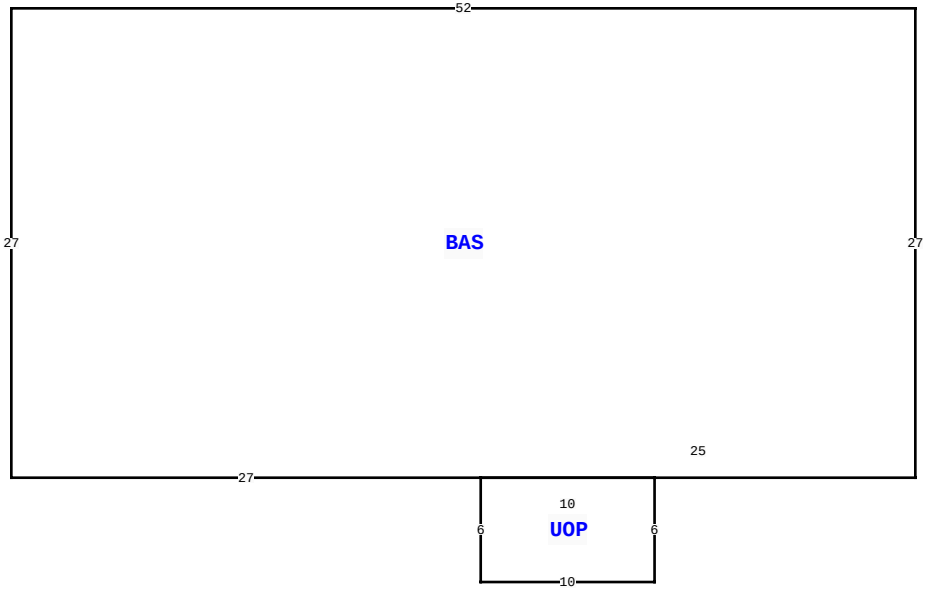
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	83,235
UOP	60	25		15	889
TOTALS	1,464			1,419	84,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,419	115.9000	107.79	152,954	1998	1998	0	0	0	45.00	55.00

2 MANUF 1 0% - 0 Heated Area: 1404 HX Base Yr



940 SW KING ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E27 UOP= S6 E10 N6 W10$ E25 N27$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/23/2026 BY KS Total Acres: 5.01 Total Land Value: 60,120 Market: 0 Agricultural: 0 Common: 60,120 PRINTED 11/17/2026 BY SYS