

BEG NW COR OF SEC, RUN E
153 FT, S 221 FT, W 154.81 FT,
N 221 FT TO POB. ORB 711-696,

VIRGINIA, JOHN & ASSOCIATES
498 SW SUNDAY GLEN
LAKE CITY, FL 32024

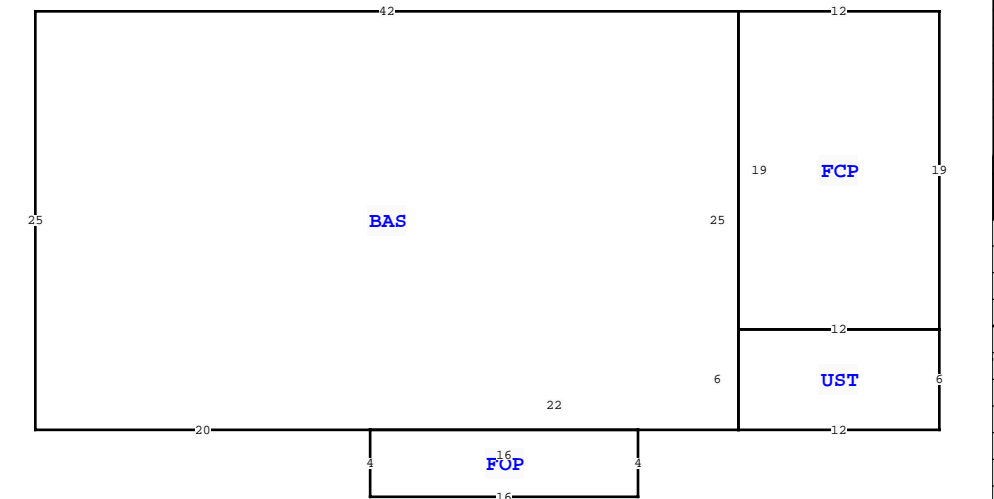
2026

35-4S-16-03282-006



ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	0	0 100
Bathrooms	1	1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,158	101.5308	113.71	131,676	1975	1975	0	0	35.00	65.00	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100		1,050	77,607
FCP	228	25		57	4,213
FOP	64	30		19	1,404
UST	72	45		32	2,365
TOTALS	1,414			1,158	85,589

1776 SW KING ST, LAKE CITY

BLD DATE	LGL DATE	04/15/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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

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	0		00	0.00	0.00	0.50	AC		1.00	1.00	1.75	15,000.00	26,250.00	13,125							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY				
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE			85,589	
TOTAL MARKET OB/XF VALUE			0	
TOTAL LAND VALUE - MARKET			13,125	
TOTAL MARKET VALUE			98,714	
SOH/AGL Deduction			0	
ASSESSED VALUE			98,714	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			98,714	
TOTAL JUST VALUE			98,714	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			98,101	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054855	Remodel	9,800	01/21/2026
000041672	Roof Replacement	6,000	04/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1315/2199	5/23/2016	WD	U	I	12	42,500

GRANTOR: FEDERAL HOME LOAN MOR
GRANTEE: VIRGINIA, JOHN & AS
1312/0606 3/28/2016 CT U I 18 0
GRANTOR: CLERK OF COURT
GRANTEE: FEDERAL HOME LOAN M

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W42 S25 E20 FOP= S4 E16N4 W16\$ E22 UST= N6 E12 S6 W12\$ N25\$ FCP= S19 E12 N19 W12\$.