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

2027

35-4S-16-03282-006

BUILDING CHARACTERISTICS

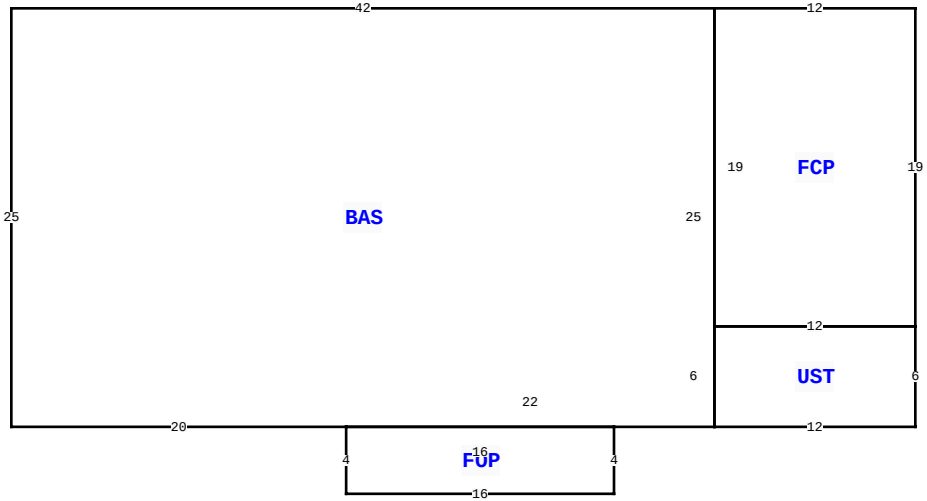
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	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		35416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100		1,050	76,222
FCP	228	25		57	4,138
FOP	64	30		19	1,379
UST	72	45		32	2,323
TOTALS	1,414			1,158	84,061

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	111.68	129,325	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1050 HX Base Yr



1776 SW KING ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2026 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	84,061
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	13,125
TOTAL MARKET VALUE	97,186
SOH/AGL Deduction	0
ASSESSED VALUE	97,186
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,186
TOTAL JUST VALUE	97,186
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,714

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$.

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
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							

REVIEW DATE 01/23/2026 BY KS Total Acres: 0.50 Total Land Value: 13,125 Market: 0 Agricultural: 0 Common: 13,125 PRINTED 11/17/2026 BY SYS