COMM 409 FT E OF NW COR OF NW1/4 FOR POB, RUN S 324.25 FT, E 134.34 FT, N 324.25 FT,

GOOTEE JOHN M
1704 SW KING ST
LAKE CITY, FL 32024

2027

35-4S-16-03282-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

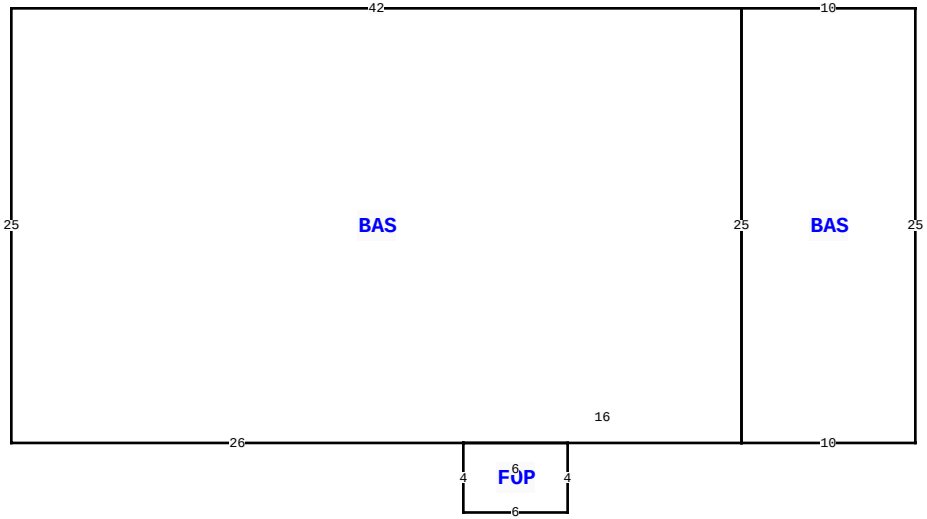
NEIGHBORHOOD/LOC 35416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	250	100		250	18,572
BAS	1,050	100		1,050	78,003
FOP	24	30		7	520
TOTALS	1,324			1,307	97,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,307	103.9000	114.29	149,377	1975	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 1300 HX Base Yr 2005



1704 SW KING ST, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/16/2026 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	97,095
TOTAL MARKET OB/XF VALUE	605
TOTAL LAND VALUE - MARKET	16,000
TOTAL MARKET VALUE	113,700
SOH/AGL Deduction	42,699
ASSESSED VALUE	71,001
TOTAL EXEMPTION VALUE	HX HB 46,001
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	113,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1008/1437	2/25/2004	WD	Q	I	06	67,000
GRANTOR: WILLIAM M GOOTEE JR &						
GRANTEE: JOHN M GOOTEE						
0632/0322	9/11/1987	WD	Q	I		36,700
GRANTOR: KUNKEL HARRY &						
GRANTEE: GOOTEE WILLIAM M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S25 E26 FOP= S4 E6 N4 W6$ E16 BAS= E10 N25 W10 S25$ N25$.

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	0120	CLFENCE 4	0	100	0	0	110.00	UT	5.50	5.50	100	2009	2009	3	100	605	

LAND DESCRIPTION

TOTAL OB/XF 605

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	1.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,000							

REVIEW DATE 01/23/2026 BY KS Total Acres: 1.00 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000 PRINTED 11/17/2026 BY SYS