COMM NE COR, RUN W 1966.41 FT FO
FT, WEST 2281.53 FT, N 1294.12 F
FOR POB, EX RD R/W & EX ALL THAT

BAILEY KELLAN D/BAILEY GREGORY G
1222 SW KING ST
LAKE CITY, FL 32024

2027

35-4S-16-03282-016

BUILDING CHARACTERISTICS

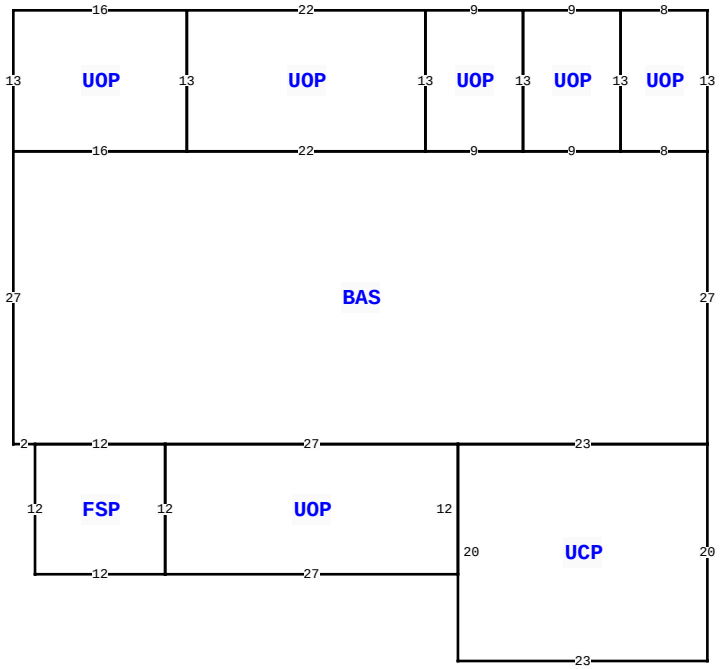
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	5000	IMPROVED AG
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	1,728	100		1,728	34,152
FSP	144	40		58	1,146
UCP	460	20		92	1,818
UOP	104	25		26	514
UOP	117	25		29	573
UOP	117	25		29	573
UOP	208	25		52	1,028
UOP	286	25		72	1,423
UOP	324	25		81	1,601
TOTALS	3,488			2,167	42,829

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	2,167	109.8000	65.88	142,762	1986	1986	0	0	10	60.00	30.00

1 MOBILE HME 100% - 2023 Heated Area: 1728 HX Base Yr 2023



1222 SW KING ST, LAKE CITY

BLD DATE		LGL DATE	05/16/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	42,829
TOTAL MARKET OB/XF VALUE	13,080
TOTAL LAND VALUE - MARKET	303,000
TOTAL MARKET VALUE	77,117
SOH/AGL Deduction	7,365
ASSESSED VALUE	69,752
TOTAL EXEMPTION VALUE	HX HB 44,752
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	358,909
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	358,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/1976	3/23/2022	WD	U	I	35	450,000
GRANTOR: SOTO EVA T						
GRANTEE: BAILEY KELLAN D						
1329/0663	1/16/2017	LE	U	I	14	100
GRANTOR: EVA T SOTO						
GRANTEE: EVA T & ROBERT L SO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 UOP= N13 W9 S13 E9$ W9 UOP= N13 W9 S13 E9$ W9 UOP= N13 W22 S13 E22$ W22 UOP= N13 W16 S13 E16$ W16 S27 E2 FSP= S12 E12 N12 W12$ E12 UOP= S12 E27 N12 W27$ E27 UCP= S20 E23 N20 W23$ E23 N27$ UOP= N13 W8 S13 E8$. .

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	0294	SHED WOOD/	0	100	12	24	288.00	UT	10.00	10.00	100	1993	1993	3	100	2,880	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0294	SHED WOOD/	0	100	10	24	240.00	UT	10.00	10.00	100	2022	2021		100	2,400	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

LAND DESCRIPTION

TOTAL OB/XF 13,080

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	5600	A	TIMBER 3	0			0.00	0.00	49.60	AC		1.00	1.00	1.00	281.00	281.00	13,938							
3	5700	A	TIMBER 4	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	227.00	227.00	2,270							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	59.60	AC		1.00	1.00	1.00	5,000.00	5,000.00	298,000							

REVIEW DATE 01/23/2026 BY KS Total Acres: 60.60 Total Land Value: 21,208 Market: 298,000 Agricultural: 16,208 Common: 5,000 PRINTED 11/17/2026 BY SYS