

COMM AT NE COR OF NE1/4 OF NE 1/
FT FOR POB, CONT S 882.93 FT, W
277.98 FT, CONT N 605 FT TO S R/

MAY TERI C/MAY JOHN G
786 SW KING ST
LAKE CITY, FL 32024

2026

35-4S-16-03282-020



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Exterior Wall	00	N/A		0	
Roof Structure	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	08	SHT	VINYL	50	
Interior Floor	14	CARPET		50	
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	
Units		0		100	
Condition Adj	03			100	
Kitchen Adjus	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	1,798	100	2024	1,798	192,021
TOTALS	1,798			1,798	192,021

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
2	MANUF	2	100% - 2024		197,960	2023	2023	0	0	0	3.00	97.00												
				Heated Area: 1798				HX Base Yr 2017																
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2024 </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/22/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/22/2026		MLU
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			04/22/2026		MLU																			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			192,021
TOTAL MARKET OB/XF VALUE			11,500
TOTAL LAND VALUE - MARKET			71,470
TOTAL MARKET VALUE			215,440
SOH/AGL Deduction			7,215
ASSESSED VALUE			208,225
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			151,814
TOTAL JUST VALUE			274,991
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			279,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046411	Mobile Home		01/31/2023
000041702	Mobile Home		04/09/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1315/1235	5/20/2016	WD	U	V	30	100

GRANTOR: ALLIE CLARK
GRANTEE: TERI & JOHN MAY

BUILDING NOTES												
786 SW KING ST, LAKE CITY												

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
1	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
7	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	200.00	200.00	100	2024	2023		100	200	

BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=15,13] E58 S31 W58 N31 \$												

LAND DESCRIPTION													TOTAL OB/XF													11,500				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000													
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	6.83	AC		1.00	1.00	1.00	281.00	281.00	1,919													
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.83	AC		1.00	1.00	1.00	9,000.00	9,000.00	61,470													