COMM NE COR OF SEC, W 1723.90 FT
S R/W OF SW KING ST & POB, E 22.
FT, E 132.09 FT, S 875.79 FT, W

CINERA GROUP LLC
340 NW OLIVE GLN
LAKE CITY, FL 32055

2027

35-4S-16-03282-023

BUILDING CHARACTERISTICS

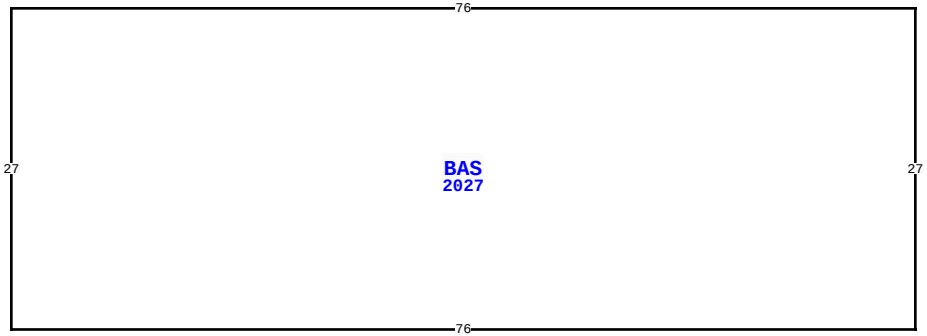
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	2,052	100	2027	2,052	211,332
TOTALS	2,052			2,052	211,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,052	113.0000	105.09	215,645	2025	2025	0	0	0	2.00	98.00

1 MANUF 1 0% - 2027 Heated Area: 2052 HX Base Yr



1144 SW KING ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	211,332
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	67,901
TOTAL MARKET VALUE	279,233
SOH/AGL Deduction	0
ASSESSED VALUE	279,233
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	279,233
TOTAL JUST VALUE	279,233
NCON VALUE	211,332
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056185	Mobile Home		08/17/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/1334	11/18/2025	WD	U	V	30	75,000

GRANTOR: SIMS DANIEL E JR

GRANTEE: CINERA GROUP LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=21,14] E76 S27 W76 N27 $
.

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	0200	C	MBL HM	0		A-1	0.00	0.00	9.53	AC		1.00	1.00	0.75	9,500.00	7,125.00	67,901							

REVIEW DATE 09/10/2026 BY Nick Total Acres: 9.53 Total Land Value: 67,901 Market: 0 Agricultural: 0 Common: 67,901 PRINTED 11/17/2026 BY SYS