COMM NW COR, S 92.91 FT FOR POB,
1210.25 FT, W 365.87 FT, N 1210.
0.50 IN NE COR BEING SUBJ TO LIF

ADERHOLT ROY W
760 SW KING ST
LAKE CITY, FL 32024

**2027**

**36-4S-16-03300-004**

## BUILDING CHARACTERISTICS

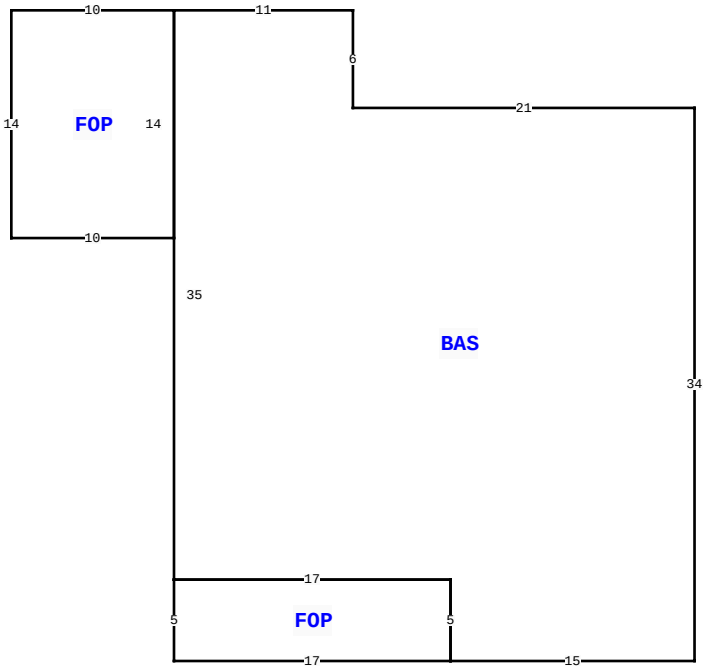
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 18 | CEMENT BRK 80 |
| Exterior Wall | 19 | COMMON BRK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 36416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,069 | 100 | | 1,069 | 80,098 |
| FOP | 85 | 30 | | 26 | 1,948 |
| FOP | 140 | 30 | | 42 | 3,147 |
| TOTALS | 1,294 | | | 1,137 | 85,193 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,137 | 113.5260 | 124.88 | 141,989 | 1960 | 1960 | 0 | 0 | 5 | 35.00 | 60.00 |

1 SINGLE FAM 0% - 2024 Heated Area: 1069 HX Base Yr




760 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 250 | |
| 3 | 0021 | BARN,FR AE | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 300 | |
| 4 | 0166 | CONC,PAVMT | 0 | 0 | 4 | 20 | 80.00 | UT | 1.50 | 1.50 | 100 | 1996 | 1996 | 3 | 100 | 120 | |
| 5 | 0255 | MBL HOME S | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 500 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 85,193 |
| TOTAL MARKET OB/XF VALUE | 2,370 |
| TOTAL LAND VALUE - MARKET | 89,205 |
| TOTAL MARKET VALUE | 99,412 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 99,412 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 99,412 |
| TOTAL JUST VALUE | 176,768 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 178,317 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000050980 | Electrical Servic | 0 | 10/04/2024 |
| 40412 | ELECTRICAL | 0 | 08/21/2020 |
| 11125 | SFR | 215 | 05/08/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 423/650 | 3/26/1979 | WD | Q | I | 01 | 5,357 |

GRANTOR: HORNE KERMIT R

GRANTEE: ADERHOLT ROY W

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W21 N6 W11 FOP= W10 S14E10 N14$ S35 FOP= S5 E17 N5 W17$ E17 S5 E15 N34$.

## LAND DESCRIPTION

TOTAL OB/XF 2,370

| 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 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 9,500 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 8.39 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 2,349 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 8.39 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 79,705 | | | | | | | |

REVIEW DATE 01/27/2026 BY KS Total Acres: 9.39 Total Land Value: 11,849 Market: 79,705 Agricultural: 2,349 Common: 9,500 PRINTED 11/17/2026 BY SYS