BEG 92.91 FT S & 365.87 FT E
OF NW COR OF SEC, RUN E 182.93
FT, S 1210.25 FT, W 182.93 FT,

HANNUM DICY C
702 SW KING ST
LAKE CITY, FL 32024

2027

36-4S-16-03300-005

BUILDING CHARACTERISTICS

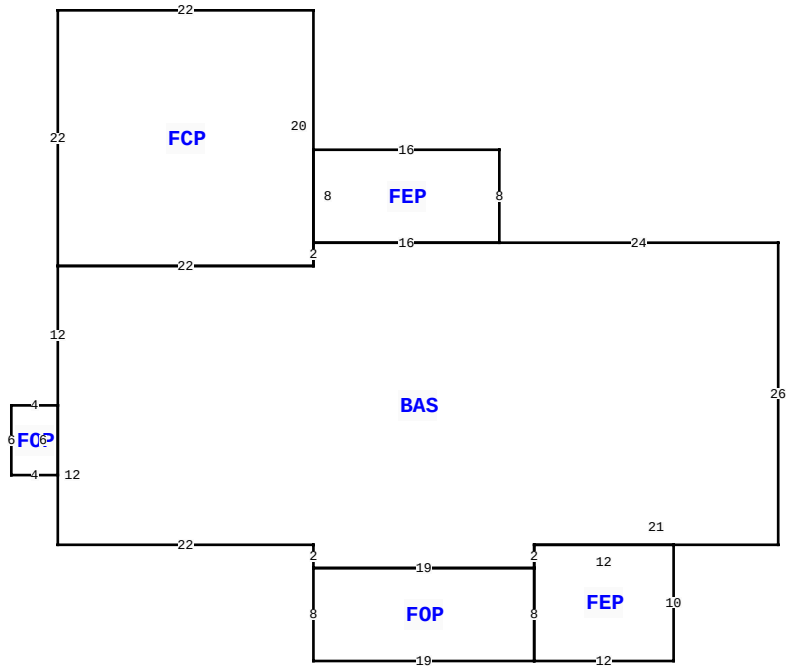
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,606	100		1,606	111,384
FCP	484	25		121	8,392
FEP	120	80		96	6,658
FEP	128	80		102	7,074
FOP	24	30		7	486
FOP	152	30		46	3,190
TOTALS	2,514			1,978	137,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,978	97.0000	106.70	211,053	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 1606 HX Base Yr 2005



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

702 SW KING ST, LAKE CITY

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0294	SHED WOOD/	0	100	12	28	1.00	UT	0.00	0.00	100	1996	1996	3	100	1,260	
4	0294	SHED WOOD/	0	100	12	24	288.00	UT	7.50	7.50	100	2003	2003	3	100	2,160	
5	0120	CLFENCE 4	0	100	0	0	184.00	UT	4.50	4.50	100	2003	2003	3	100	828	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		137,184
TOTAL MARKET OB/XF VALUE		6,448
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		203,632
SOH/AGL Deduction		78,941
ASSESSED VALUE		124,691
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		18,280
TOTAL JUST VALUE		203,632
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,126

SALE:1:3: ENTIRETY)

SALE:1:2: HIS WIFE, TO THE PROPERTY. (TENANTS BY

SALE:1:1: FRANCES R SIMMONS IS ADDING ESTON E SIMM

SALE:2:1: 5 ACRES PLUS HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11666	M H	125	09/19/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1010/0358	3/11/2004	WD	Q	I		117,500
GRANTOR: FRANCES JEAN REENE						
GRANTEE: MARK O SR & DICY C						
0868/1364	10/10/1998	WD	U	I		100
GRANTOR: FRANCES R SIMMONS						
GRANTEE: FRANCES R & ESTON E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FEP= N8 W16 S8 E16$W16 FCP= N20 W22 S22 E22 N2$ S2 W22 S12 FOP= W4 S6 E4 N6$ S12 E22 S2 FOP= S8 E19 N8 W19$ E19 FEP= S8 E12 N10 W12 S2$N2 E21 N26$.

LAND DESCRIPTION

TOTAL OB/XF 6,448

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	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							

REVIEW DATE 01/27/2026 BY KS Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS