

COMM NW COR, RUN E 1976.33 FT,
S 92.11 FT TO S R/W LINE OF
KING RD & POB CONT S 605.60 FT

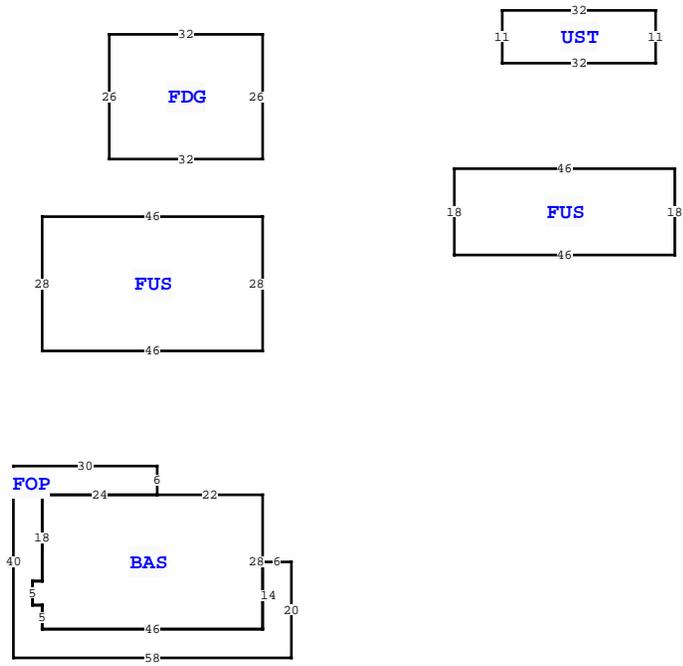
HADORN TODD W/HADORN MICHELE L
438 SW KING ST
LAKE CITY, FL 32024

2026

36-4S-16-03300-008


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	01	NONE 100
Stories	3.	3. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0201 MODULAR HOME	
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36416.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,298	100
FDG	832	60
FOP	770	30
FUS	828	100
FUS	1,288	100
UST	352	45
TOTALS	5,368	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MODULAR	1	100%	- 2016	Heated Area: 3414			HX Base Yr 2016				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			272,480
TOTAL MARKET OB/XF VALUE			20,100
TOTAL LAND VALUE - MARKET			60,960
TOTAL MARKET VALUE			353,540
SOH/AGL Deduction			64,438
ASSESSED VALUE			289,102
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			237,691
TOTAL JUST VALUE			353,540
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			339,847
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055281	Roof Replacement	19,250	03/19/2026
24274	SFR	275	03/21/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1297/0752	6/26/2015	WD Q	Q	I	01	305,000
GRANTOR: SHAWN R & FLORENCE S						
GRANTEE: TODD W & MICHELE L						
1259/1201	7/31/2013	WD Q	Q	I	01	305,000
GRANTOR: HEATHER GILBERT						
GRANTEE: SHAWN R & FLORENCE						

EXTRA FEATURES																
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	0166	CONC, PAVMT	0	100	0	6,200.00	UT	3.00	3.00	100	2006	2006	3	100	18,600	
2	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
TOTALS													20,100			

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

BUILDING DIMENSIONS												
BAS= W22 FOP= N6 W30 S40 E58 N20 W6 S14 W46 N5 W2 N5 E2 N18 E24\$ W24 S18 W2 S5 E2 S5 E46 N28\$ PTR= N30 FUS= N28 W46 S28 E46\$ S30\$ PTR= N50 E40 FUS= E46 N18 W46 S18\$ S50 W40\$ PTR= N70 FDG= N26 W32 S26 E32\$ S70 PTR= N90 E50 UST= E32 N11 W32 S11\$ S90 W50\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0201	C	MOD HOME	100		A-1	0.00	0.00	5.08	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,960								