

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

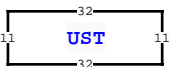
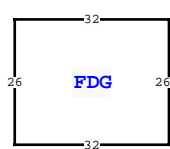
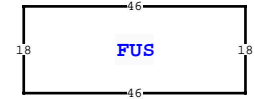
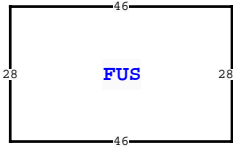
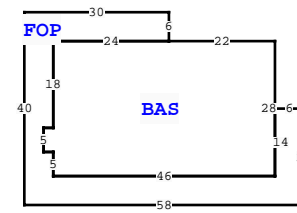
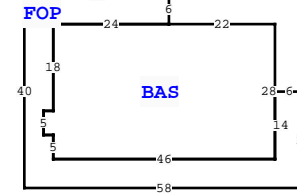
HADORN TODD W/HADORN MICHELE L
438 SW KING ST
LAKE CITY, FL 32024

2026

36-4S-16-03300-008


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	YEAR
BAS	1,298	100	
FDG	832	60	
FOP	770	30	
FUS	828	100	
FUS	1,288	100	
UST	352	45	
TOTALS	5,368		
			4,302
			269,617

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			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	269,617			
TOTAL MARKET OB/XF VALUE	20,100			
TOTAL LAND VALUE - MARKET	60,960			
TOTAL MARKET VALUE	350,677			
SOH/AGL Deduction	61,575			
ASSESSED VALUE	289,102			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	237,691			
TOTAL JUST VALUE	350,677			
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															TOTAL OB/XF		
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	0	6,200.00	UT	3.00	3.00	100	2006	2006	3	100	18,600	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
																20,100	

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

BUILDING NOTES	
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							