

COLUMBIA COUNTY

Property Appraiser

Parcel 34-4S-16-03272-003

Owners

FREEMAN FELICIA A
2708 SW KING ST
LAKE CITY, FL 32024

Parcel Summary

Location	2708 SW KING ST
Use Code	0100: SINGLE FAMILY
Tax District	3: COUNTY
Acreage	1.0000
Section	34
Township	4S
Range	16
Subdivision	DIST 3
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

COMM NE COR OF NW1/4 OF NW1/4,
RUN S 40.39 FT TO S R/W KING
RD, W ALONG R/W 764.04 FT FOR
POB, CONT W 105 FT, S 414.86
FT, E 105 FT, N 414.86 FT TO
POB. ORB 688-819-820, 710-468
PROB 1154-1307, WD 1175-289
DC 1186-2611(OPAL SALYERS)

Working Values

	2025
Total Building	\$97,434
Total Extra Features	\$9,215
Total Market Land	\$18,000



	2025
Total Ag Land	\$0
Total Market	\$124,649
Total Assessed	\$82,594
Total Exempt	\$50,722
Total Taxable	\$31,872
SOH Diff	\$42,055

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$96,213	\$89,333	\$78,408	\$73,841	\$62,278	\$58,254
Total Extra Features	\$9,215	\$9,215	\$5,465	\$2,215	\$2,215	\$2,215
Total Market Land	\$16,000	\$16,000	\$16,000	\$15,950	\$15,941	\$15,941
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$121,428	\$114,548	\$99,873	\$92,006	\$80,434	\$76,410
Total Assessed	\$80,266	\$77,928	\$75,658	\$73,454	\$72,440	\$70,811
Total Exempt	\$50,000	\$50,000	\$50,000	\$48,454	\$47,440	\$45,811
Total Taxable	\$30,266	\$27,928	\$25,658	\$25,000	\$25,000	\$25,000
SOH Diff	\$41,162	\$36,620	\$24,215	\$18,552	\$7,994	\$5,599

Document/Transfer/Sales History

Instrument / Official Record	Date	<u>Q/U</u>	Reason	Type	<u>V/I</u>	Sale Price	Ownership
<u>WD</u> 1175/0289	2009-06-10	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$95,300	Grantor: VICKIE A GLENN Grantee: FELICIA A FREEMAN
<u>WD</u> 0710/0468	1990-02-09	<u>Q</u>		WARRANTY DEED	Vacant	\$5,300	Grantor: WM CAMPBELL Grantee: JAMES SALYERS

Buildings

Building # 1, Section # 1, 61374, SFR

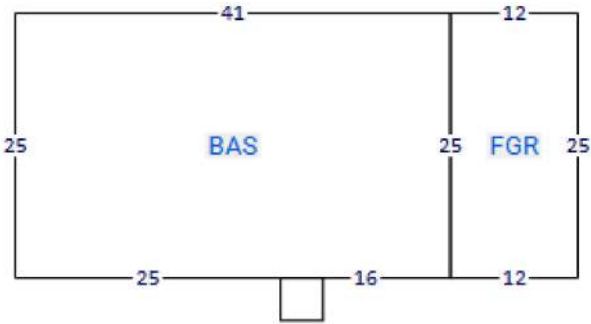
Type	Model	Heated Sq Ft	Repl Cost New	<u>YrBl</u>	<u>WAY</u>	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0100</u>	<u>01</u>	1025	\$149,554	1990	1990	0.00%	34.85%	65.15%	\$97,434

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	19	COMMON BRK
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	1.00	
FR	Frame	01	NONE
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	1,025	100%	1,025
<u>FGR</u>	300	55%	165
<u>UOP</u>	16	20%	3



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0166	CONC,PAVMT	9	54	486.00	\$1.40	0	100%	\$680
0166	CONC,PAVMT	16	20	320.00	\$2.00	1993	50%	\$320
9945	Well/Sept			1.00	\$7,000.00		100%	\$7,000

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0120	CLFENCE 4			450.00	\$4.50	1993	60%	\$1,215

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	00	.00	.00	1.00	\$18,000.00/AC	1.00	1.00	\$18,000

Personal Property

None

Permits

Date	Permit	Type	Status	Description
	18077	M H	COMPLETED	M H

TRIM Notices

2024
2023
2022

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of May 05, 2025.