BEG 281 FT E OF NW COR OF SEC,
RUN S 221 FT, W 129.81 FT, N
221 FT, E 128 FT TO POB.

HARDIN PAMELA
1754 SW KING ST
LAKE CITY, FL 32024

2025

35-4S-16-03282-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

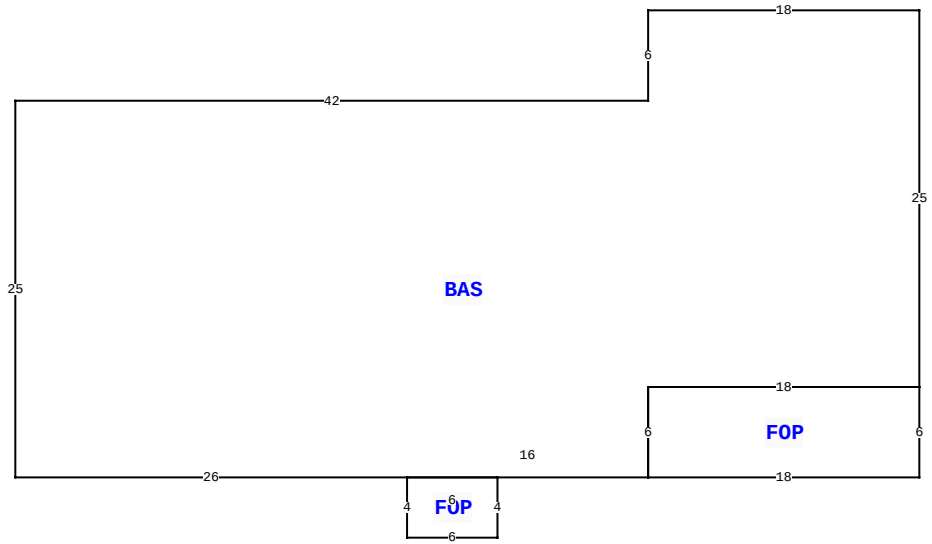
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	10	ABOVE AVG. 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	35416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100		1,500	122,051
FOP	24	30		7	569
FOP	108	30		32	2,604
TOTALS	1,632			1,539	125,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,539	111.7710	125.18	192,652	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 0 Heated Area: 1500 HX Base Yr



1754 SW KING ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		125,224
TOTAL MARKET OB/XF VALUE		2,040
TOTAL LAND VALUE - MARKET		12,512
TOTAL MARKET VALUE		139,776
SOH/AGL Deduction		74,660
ASSESSED VALUE		65,116
TOTAL EXEMPTION VALUE	HX HB WX	45,116
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		139,776
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S25 E26 FOP= S4 E6N4 W6$ E16 FOP= E18 N6 W18 S6$ N6 E18 N25 W18 S6$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	100	1996	1996	3	100	1,440	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 2,040

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		00	0.00	0.00	0.50	AC		1.00	1.00	1.75	14,300.00	25,025.00	12,512							

REVIEW DATE 07/29/2019 BY BC Total Acres: 0.50 Total Land Value: 12,512 Market: 0 Agricultural: 0 Common: 12,512 PRINTED 07/30/2025 BY SYS