BEG SW COR OF SE1/4 OF SW1/4, RU
480.65 FT, W 213 FT, S 17.39 FT,
281.37 FT, W 616.14 FT, S 740.15

LEE TIMOTHY MICHAEL/LEE JENNIFER H
1409 SW KING ST
LAKE CITY, FL 32024

2024

26-4S-16-03190-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

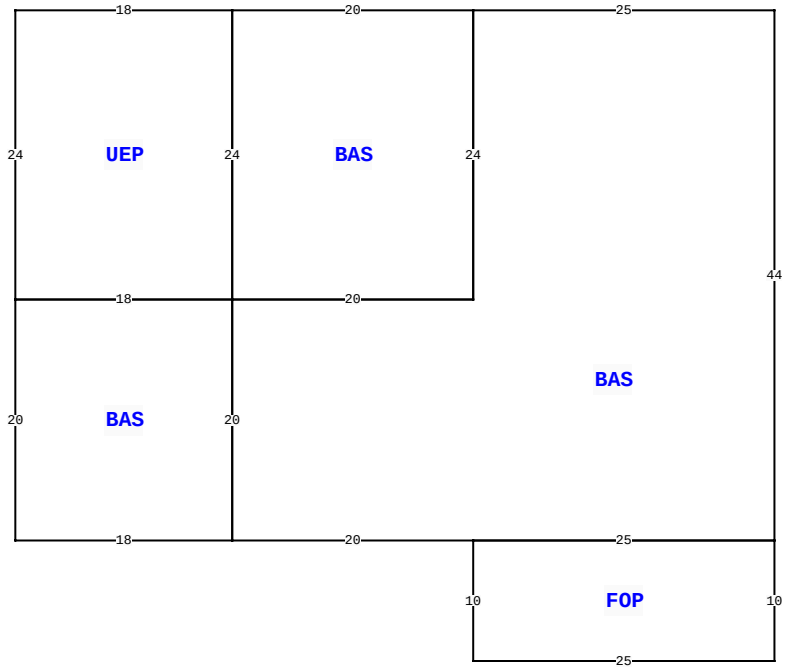
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 70
Interior Floo	09	PINE WOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	26416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	360	19,525
BAS	480	100	480	26,033
BAS	1,500	100	1,500	81,354
FOP	250	30	75	4,068
UEP	432	60	259	14,047
TOTALS	3,022		2,674	145,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,674	86.9120	83.44	223,119	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2340 HX Base Yr 2022



1409 SW KING ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		145,027
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		46,155
TOTAL MARKET VALUE		198,382
SOH/AGL Deduction		14,517
ASSESSED VALUE		183,865
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		133,865
TOTAL JUST VALUE		198,382
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26496	M H	507	12/11/2007
6864	ADDN SFR	12,000	02/22/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1455/564	12/04/2021	WD	U	I	30	20,000
GRANTOR: HINES LLOYD E JR						
GRANTEE: LEE TIMOTHY MICHAEL						
1351/2547	1/20/2018	QC	U	I	11	100
GRANTOR: SHIRLEY M BRYNE						
GRANTEE: LLOYD E HINES JR						

BUILDING NOTES

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	0021	BARN,FR AE	0	100	0	0	3.00	UT	100.00	100.00	100	0	0	3	100	300	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
5	0296	SHED METAL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		100	6,000	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W25 S24 W20 S20 E20 E25 N44 $
BAS=[ORIG=-25,0] W20 S24 E20 N24 $
UEP=[ORIG=-45,0] W18 S24 E18 N24 $
BAS=[ORIG=-45,24] W18 S20 E18 N20 $
FOP=[ORIG=-25,44] S10 E25 N10 W25 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,200

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	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							
2	0000	C	VAC RES	100		A-1	0.00	0.00	4.43	AC		1.00	1.00	1.00	8,500.00	8,500.00	37,655							

REVIEW DATE 07/12/2019 BY KR Total Acres: 5.43 Total Land Value: 46,155 Market: 0 Agricultural: 0 Common: 46,155 PRINTED 11/15/2023 BY SYS