LOTS 2 & 3 & S1/2 LOT 4 BLOCK 18
HEIGHTS S/D. ALSO A STRIP OF LAN
OF & ADJACENT TO SAID LOTS, BEIN

ROYAL TIMOTHY SCOTT/ROYAL MACEY ELIZABETH
208 SW PONCE DE LEON AVE
LAKE CITY, FL 32025

2026

08-4S-17-08295-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

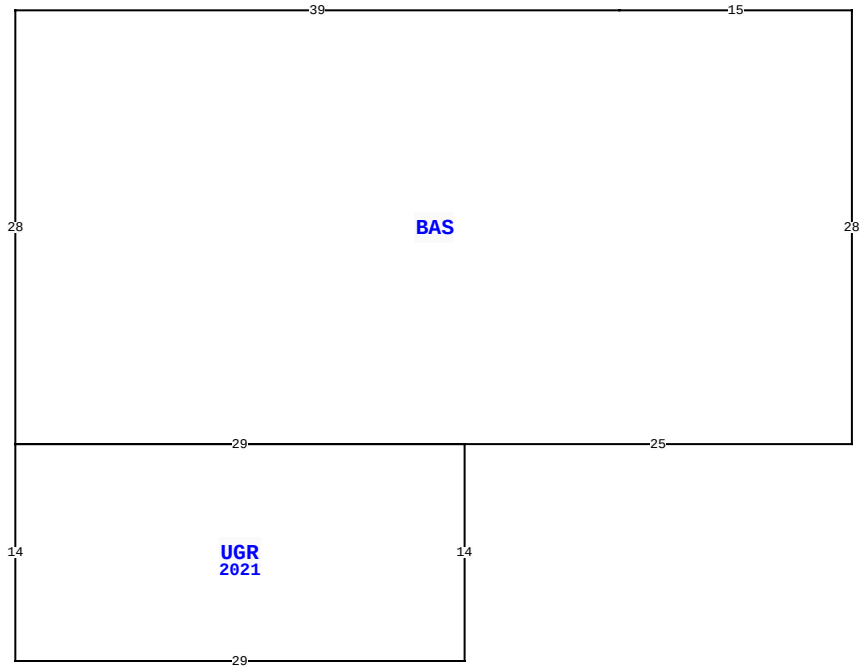
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	83,725
UGR	406	45	2021	183	10,133
TOTALS	1,918			1,695	93,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,695	89.8920	100.68	170,653	1962	1962	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 2024 Heated Area: 1512 HX Base Yr 2024



208 SW PONCE DE LEON AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		93,859
TOTAL MARKET OB/XF VALUE		1,550
TOTAL LAND VALUE - MARKET		32,375
TOTAL MARKET VALUE		127,784
SOH/AGL Deduction		0
ASSESSED VALUE		127,784
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,062
TOTAL JUST VALUE		127,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047024	Electrical Servic	0	04/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1502/1504	10/17/2023	WD	U	I	11	0
GRANTOR: MCGINNIS KEVIN K						
GRANTEE: ROYAL TIMOTHY SCOTT						
1465/2464	4/22/2022	WD	Q	I	01	90,000
GRANTOR: ALBRITTON MARTHA E						
GRANTEE: MCGINNIS KEVIN K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 W39 S28 E29 E25 N28 $
UGR=[YR=2021;ORIG=-25,28] W29 S14 E29 N14 $
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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	0294	SHED WOOD/	0	100	20	20	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,550

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	2.50	LT		1.00	1.00	0.70	18,500.00	12,950.00	32,375							

REVIEW DATE 05/03/2023 BY TW Total Acres: 0.50 Total Land Value: 32,375 Market: 0 Agricultural: 0 Common: 32,375 PRINTED 11/11/2025 BY SYS