LOT 22 CREST POINTE S/D.
952-883, 974-1454, WD 1040-2465,

DENSON ROY/DENSON MARGARET B
204 SW STORY PLACE
LAKE CITY, FL 32024

2026

11-4S-16-02905-422

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

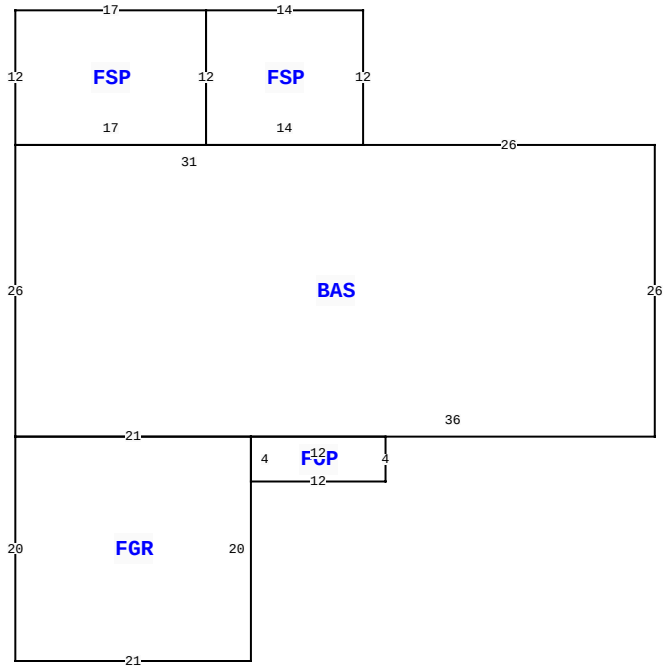
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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 06
NEIGHBORHOOD/LOC	11416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,482	100		1,482	140,308
FGR	420	55		231	21,870
FOP	48	30		14	1,326
FSP	168	40		67	6,343
FSP	204	40		82	7,763
TOTALS	2,322			1,876	177,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,876	112.3080	125.78	235,963	2002	2002	0	0	0	24.73	75.27

1 SINGLE FAM 100% - 2007 Heated Area: 1482 HX Base Yr 2007



204 SW STORY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		177,609
TOTAL MARKET OB/XF VALUE		4,402
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		217,011
SOH/AGL Deduction		79,425
ASSESSED VALUE		137,586
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		86,864
TOTAL JUST VALUE		217,011
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045722	Solar Power Syste	43,533	10/19/2022
18735	SFR	258	09/14/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1040/2465	3/15/2005	WD	Q	I		141,400
GRANTOR: JOSEPH F DONARUMA & K						
GRANTEE: ROY & MARGARET DENS						
0952/0883	4/26/2002	WD	Q	I		95,000
GRANTOR: PETER M GIEBEIG						
GRANTEE: JOSEPH F JR & KIMBE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FSP= N12 W14 FSP= W17 S12 E17 N12$ S12 E14$ W31 S26
FGR= S20 E21 N20 W21$ E21 FOP= S4 E12 N4 W12$ E36 N26$.

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	845.00	UT	2.00	2.00	100	2002	2002	3	100	1,690	
2	0120	CLFENCE 4	0	100	42	8	336.00	UT	4.50	4.50	100	2002	2002	3	100	1,512	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	900	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 4,402

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/08/2024 BY JB Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/05/2025 BY SYS