

LOT 2 KENSINGTON S/D.
833-979, 853-940, 865-1817, 900-

SCOTT ALLEN W/SCOTT BEVERLY B
148 SW ROYAL CT
LAKE CITY, FL 32024

2026

21-4S-16-03081-102

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
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					
21416.040 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,537	100		1,537	155,162
FEP	210	80		168	16,959
FGR	506	55		278	28,065
FOP	144	30		43	4,341
TOTALS	2,397			2,026	204,527

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	1,384.00	UT	1.50	1.50	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	
3	0294	SHED WOOD/	0	100	10	21	210.00	UT	14.00	14.00	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	

REVIEW DATE 04/08/2025 BY KS

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,026	118.6020	132.83	269,114	2001	2001	0	0	24.00	76.00

1 SINGLE FAM 100% - 2002

Heated Area: 1537

HX Base Yr 2002

Floor plan diagram showing areas BAS, FEP, FGR, and FOP with dimensions. BAS is the main rectangular area (47x29). FEP is a small rectangle (21x10) attached to the top of BAS. FGR is a rectangle (22x23) attached to the right of BAS. FOP is a small rectangle (24x6) attached to the bottom of BAS.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/03/2025 MLU

TOTAL OB/XF											
7,116											

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		204,527	
TOTAL MARKET OB/XF VALUE		7,116	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		246,643	
SOH/AGL Deduction		87,906	
ASSESSED VALUE		158,737	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		108,015	
TOTAL JUST VALUE		246,643	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		249,334	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24520	ADDN SFR	115	05/16/2006
17223	SFR	245	07/18/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0928/0577	5/30/2001	WD	Q	I		115,000	
GRANTOR: WOODMAN PARK BUILDERS							
GRANTEE: ALLEN & BEVERLY SCO							
0900/2695	4/20/2000	WD	Q	V		45,000	
GRANTOR: DDP CORP							
GRANTEE: WOODMAN PARK BUILDERS							

BUILDING NOTES											
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BUILDING DIMENSIONS
BAS= W6 FEP= N10 W21 S10 E21\$ W47 S29 E14 FOP= S6 E24 N6 W24\$ E39 N6 FGR= E22 N23 W22 S23\$ N23\$.

Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS