LOT 3 KENSINGTON S/D.
833-979, 853-940, 865-1817, 900-

JONES WILLIAM R/JONES MILDRED F
176 SW ROYAL CT
LAKE CITY, FL 32024

2026

21-4S-16-03081-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

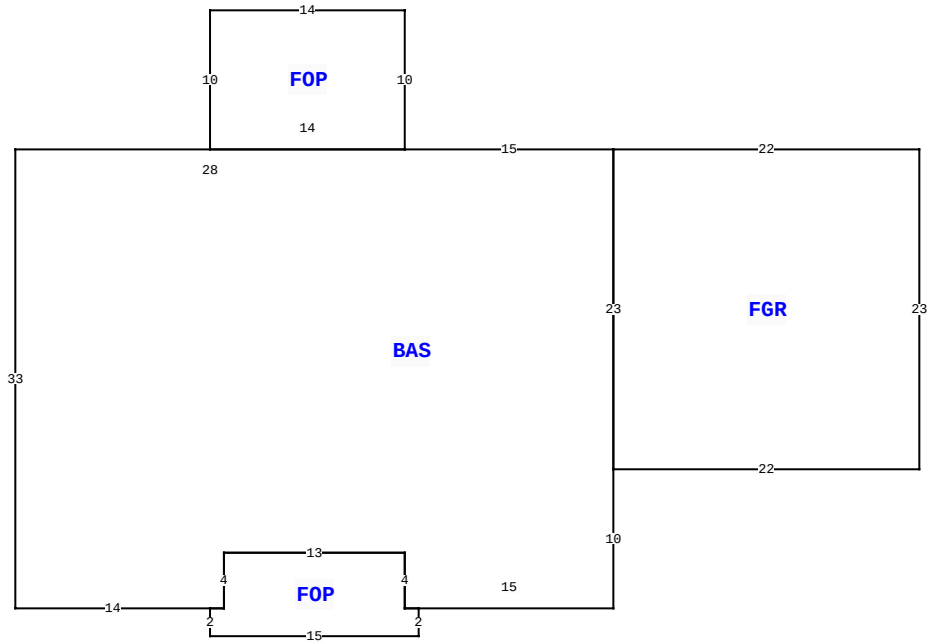
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,367	100		1,367	142,548
FGR	506	55		278	28,989
FOP	82	30		25	2,607
FOP	140	30		42	4,380
TOTALS	2,095			1,712	178,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,712	119.3640	133.69	228,877	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2004 Heated Area: 1367 HX Base Yr 2004



176 SW ROYAL CT, 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: 3	Tax Dist:	
BUILDING MARKET VALUE		178,524
TOTAL MARKET OB/XF VALUE		4,292
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		217,816
SOH/AGL Deduction		79,766
ASSESSED VALUE		138,050
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		87,328
TOTAL JUST VALUE		217,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049716	Roof Replacement	15,691	05/02/2024
20163	SFR	248	11/20/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0955/2749	6/14/2002	WD	Q	V		14,000
GRANTOR: WOODMAN PARK BUILDERS						
GRANTEE: WILLIAM & MILDRED J						
0900/2695	4/20/2000	WD	Q	V		45,000
GRANTOR: DDP CORP						
GRANTEE: WOODMAN PARK BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= N10 W14 S10 E14$ W28 S33 E14 FOP= S2 E15 N2 W1 N4 W13 S4 W1$ E1 N4 E13 S4 E15 N10 FGR= E22 N23 W22 S23$ N23$.

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	1,796.00	UT	2.00	2.00	100	2003	2003	3	100	3,592	
2	0296	SHED METAL	0	100	10	14	140.00	UT	5.00	5.00	100	2003	2003	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 4,292

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/08/2025 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS