LOT 4 KENSINGTON S/D.
833-979, 853-940, 865-1817, 906-

TODD PATRICIA SCHROEDER
202 SW ROYAL CT
LAKE CITY, FL 32024

2026

21-4S-16-03081-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

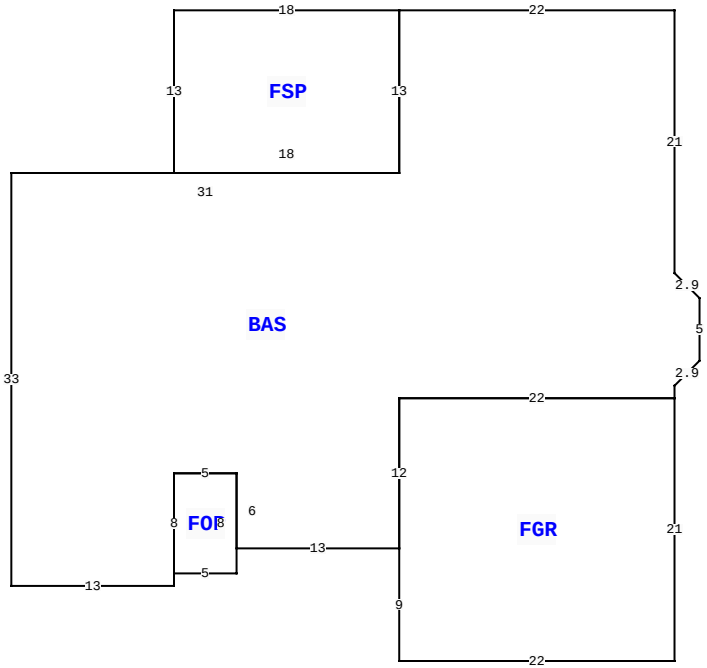
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,635	100		1,635	154,293
FGR	462	55		254	23,969
FOP	40	30		12	1,133
FSP	234	40		94	8,871
TOTALS	2,371			1,995	188,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,995	115.2360	129.06	257,475	2000	2000	0	0	0	26.88	73.12

1 SINGLE FAM 100% - 2022 Heated Area: 1635 HX Base Yr 2022



202 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		188,266
TOTAL MARKET OB/XF VALUE		10,776
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		234,042
SOH/AGL Deduction		55,598
ASSESSED VALUE		178,444
TOTAL EXEMPTION VALUE	WX HX HB	55,722
BASE TAXABLE VALUE		122,722
TOTAL JUST VALUE		234,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042761	Remodel	22,772	09/16/2021
000041761	Roof Replacement	15,422	04/19/2021
17221	SFR	280	07/18/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1433/2467	3/31/2021	WD	Q	I	01	215,000
GRANTOR: MCCLELLAN ALAN CHRIS						
GRANTEE: TODD DAVID A						
1423/1700	11/06/2020	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ESTAT						
GRANTEE: ALAN C MCCLELLAN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FSP= W18 S13 E18 N13$ S13 W31 S33 E13 N1 FOP= E5 N8 W5 S8$ N8 E5 S6 E13 FGR= S9 E22 N21 W22 S12 $ N12 E22 N1 R2 U2 N5 U2 L2 N21$.

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	1,317.00	UT	1.50	1.50	100	2000	2000	3	100	1,976	
2	0030	BARN,MT	0	100	0	0	1.00	UT	8,000.00	8,000.00	100	2025	2024		100	8,000	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

LAND DESCRIPTION

TOTAL OB/XF 10,776

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