

LOT 5 KENSINGTON S/D.
833-979, 853-940, 865-1817, 964-

HOLTON JOHN D
228 SW ROYAL CT
LAKE CITY, FL 32024

2026

21-4S-16-03081-105



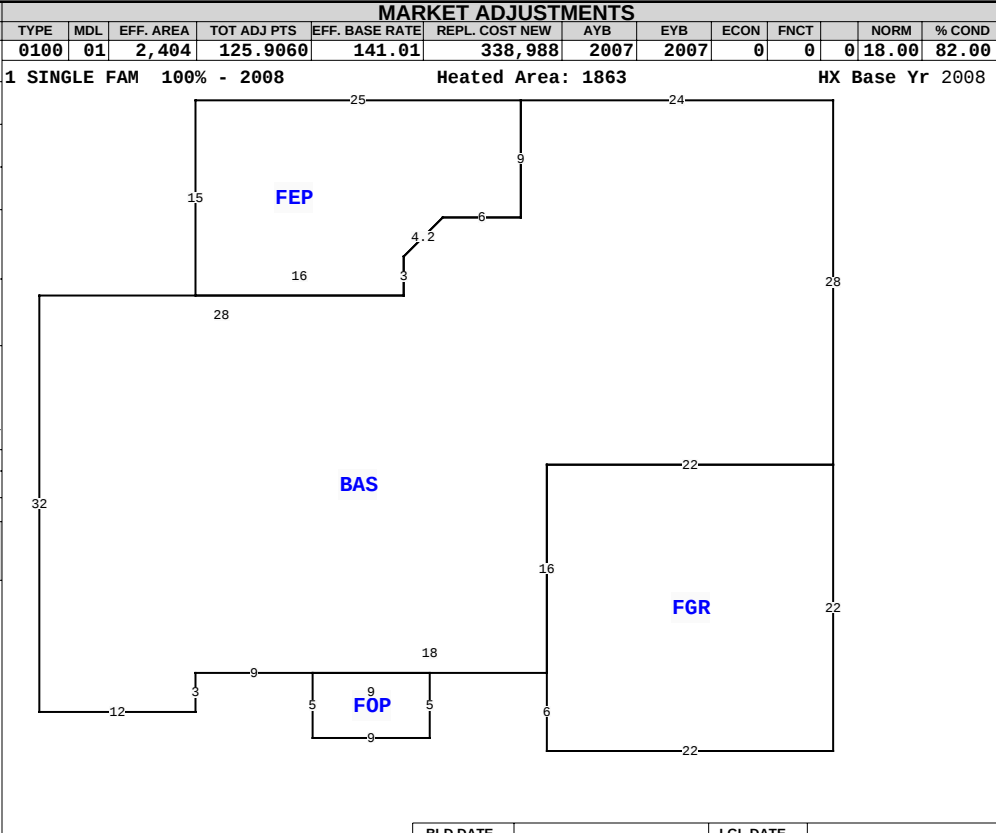
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	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

Quality	07	07
DOR CODE	0100SINGLE 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	1,863	100		1,863	215,416
FEP	326	80		261	30,179
FGR	484	55		266	30,757
FOP	45	30		14	1,619
TOTALS	2,718			2,404	277,970

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0166	CONC, PAVMT	0	100	0	0	2,230.00	UT	2.40
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00

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



228 SW ROYAL CT, LAKE CITY									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/03/2025 MLU									

TOTAL OB/XF									
9,052									
UNIT PRICE									
35,000.00									
ADJ UNIT PRICE									
35,000.00									
LAND VALUE									
35,000									

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1 3									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					277,970				
TOTAL MARKET OB/XF VALUE					9,052				
TOTAL LAND VALUE - MARKET					35,000				
TOTAL MARKET VALUE					322,022				
SOH/AGL Deduction					104,322				
ASSESSED VALUE					217,700				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					166,978				
TOTAL JUST VALUE					322,022				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					325,412				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25553	SFR	562	02/20/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1106/0680	12/20/2006	WD	Q	V		40,000	
GRANTOR: JANET CORMIER & KATHL							
GRANTEE: JOHN D HOLTON							
1046/0653	5/11/2005	WD	Q	V		27,900	
GRANTOR: STILES M & KATRINA WE							
GRANTEE: JANET CORMIER & KAT							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W24 FEP= W25 S15 E16 N3 R3 U3 E6 N9\$ S9 W6 D3 L3 S3									
W28 S32 E12 N3 E9 FOP= S5 E9 N5 W9\$ E18 FGR= S6 E22 N22 W22									
S16\$ N16 E22 N28\$.									