LOT 6 KENSINGTON S/D.
833-979, 853-940, 865-1817, 898-

SENECHEK ALAN JOSEPH
256 SW ROYAL CT
LAKE CITY, FL 32024-4276

2026

21-4S-16-03081-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

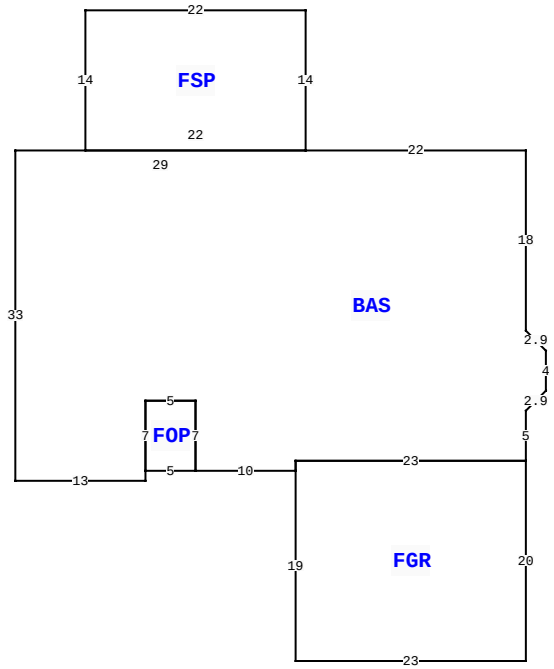
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	06	06
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	1,599	100		1,599	165,066
FGR	460	55		253	26,118
FOP	35	30		10	1,032
FSP	308	40		123	12,697
TOTALS	2,402			1,985	204,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,985	126.0525	141.18	280,242	2000	2000	0	0	0	26.88	73.12

1 SINGLE FAM 100% - 2022 Heated Area: 1599 HX Base Yr 2022



256 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		204,913
TOTAL MARKET OB/XF VALUE		4,120
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		244,033
SOH/AGL Deduction		108,101
ASSESSED VALUE		135,932
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		80,210
TOTAL JUST VALUE		244,033
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052111	Remodel	14,000	01/17/2025
000051555	Roof Replacement	28,500	11/19/2024
16832	SFR	255	04/04/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1513/744	4/19/2024	LE	U	I	14	100
GRANTOR: SENECHEK ALAN JOSEPH						
GRANTEE: SENECHEK ALAN JOSEP						
1430/2767	2/08/2021	WD	U	I	16	55,000
GRANTOR: SENECHEK JON WILLIAM						
GRANTEE: SENECHEK ALAN JOESP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FSP= N14 W22 S14 E22$ W29 S33 E13 N1 FOP= E5N7 W5 S7$ N7 E5 S7 E10 FGR= S19 E23 N20 W23 S1 $ N1E23 N5 R2 U2 N4 U2 L2 N18$.

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	1,560.00	UT	2.00	2.00	100	2000	2000	3	100	3,120	
2	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	100	2000	2000	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 4,120

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 10/03/2025 BY SYS