

LOT 7 KENSINGTON S/D.
833-979, 853-940, 865-1817, 874-

DESSERT KENNETH H/DESSERT ANDREA L
284 SW ROYAL CT
LAKE CITY, FL 32024

2026

21-4S-16-03081-107



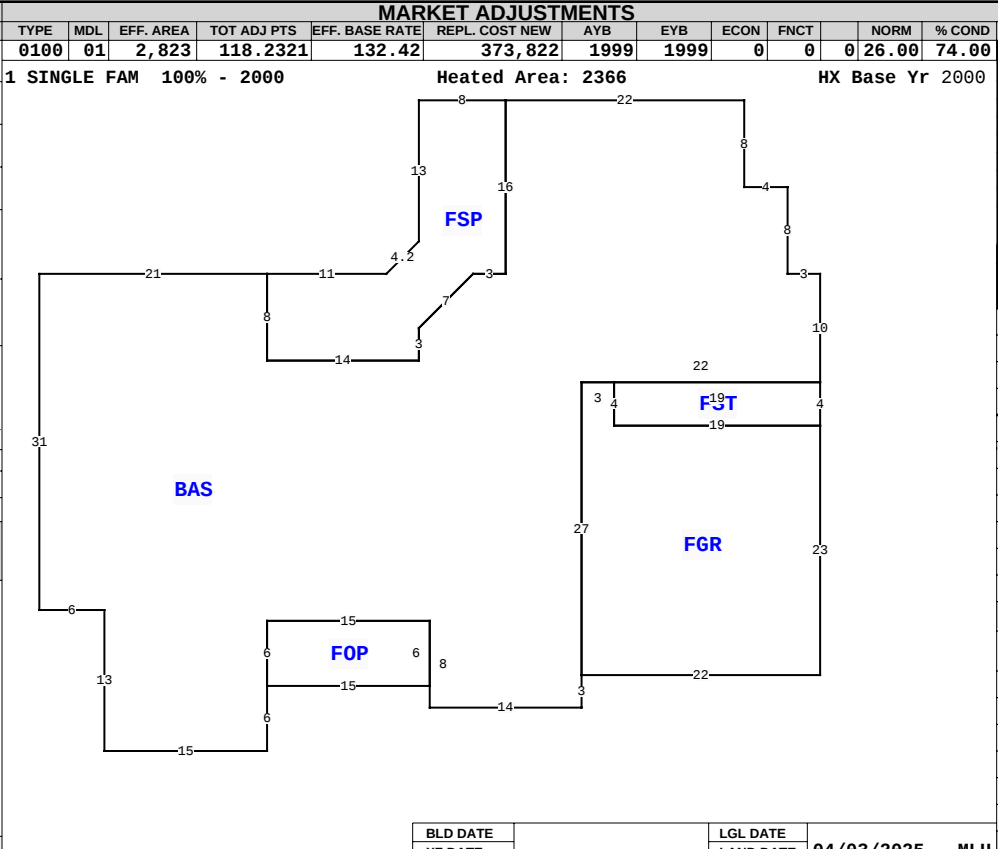
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 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	2,366	100		2,366	231,846
FGR	518	55		285	27,928
FOP	90	30		27	2,646
FSP	257	40		103	10,093
FST	76	55		42	4,116
TOTALS	3,307			2,823	276,628

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0	1.00	UT 1,200.00	1,200.00
2	0166	CONC, PAVMT	0	100	0	0	1,862.00	UT 1.50	1.50
3	0296	SHED METAL	0	100	0	0	1.00	UT 0.00	0.00
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT 2,000.00	2,000.00

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



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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		276,628	
TOTAL MARKET OB/XF VALUE		6,093	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		317,721	
SOH/AGL Deduction		105,586	
ASSESSED VALUE		212,135	
TOTAL EXEMPTION VALUE		HX HB 13 212,135	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		317,721	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		321,459	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043659	Roof Replacement	14,800	02/07/2022
15141	SFR	365	02/26/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0874/2054	2/11/1999	WD	Q	V	
GRANTOR: DDP CORP					SALE PRICE
GRANTEE: DESSERT					15,000

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS= W21 S31 E6 S13 E15 N6 FOP= E15 N6 W15 S6\$ N6 E15 S8 E14 N3 FGR= E22 N23 FST= N4 W19 S4 E19\$ W19 N4 W3 S27\$ N27 E22 N10 W3 N8 W4 N8 W22 FSP= W8 S13 D3 L3 W11 S8 E14 N3 R5 U5 E3 N16\$ S16 W3 D5 L5 S3 W14 N8\$.					