

LOT 9 KENSINGTON S/D.
833-979, 853-940, 865-1817, 873-

FIELDS JAMES H/FIELDS FANNIE M
323 SW ROYAL CT
LAKE CITY, FL 32024

2026

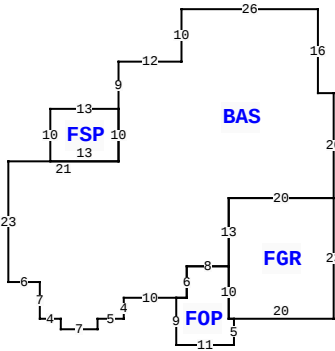
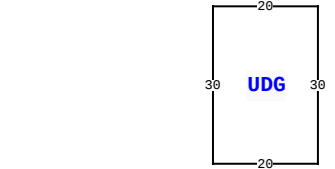
21-4S-16-03081-109

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR 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		5 100
Bathrooms		3 100
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		06

NEIGHBORHOOD/LOC		21416.040	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2, 265	100		2, 265	201, 360
FGR	460	55		253	22, 492
FOP	143	30		43	3, 823
FSP	130	40		52	4, 623
UDG	600	55		330	29, 337

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,943	122.1182	136.77	402,514	1999	1999		0	0	35.00
1 SINGLE FAM			100% - 2000	Heated Area: 2265				HX Base Yr 2000			



TOTALS	3,598			2,943	261,634
EXTRA FEATURES					
323 SW ROYAL CT, LAKE CITY					

L N	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		1,707.00	UT 1.50	1.50	100	1999	1999	3	100	2,561
2	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	0.00	100	2014	2014	3	100	100
3	0169	FENCE/WOOD	0	100	0	0		1.00	UT 1,500.00	1,500.00	100	2025	2024		100	1,500
4	0070	CARPORT UF	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2025	2024		100	2,000

LAND DESCRIPTION																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.40	35,000.00	49,000.00

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		261,634	
TOTAL MARKET OB/XF VALUE		6,161	
TOTAL LAND VALUE - MARKET		49,000	
TOTAL MARKET VALUE		316,795	
SOH/AGL Deduction		110,676	
ASSESSED VALUE		206,119	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		155,397	
TOTAL JUST VALUE		316,795	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		316,795	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14985	SFR	385	01/26/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0870/0410	1/15/1999	WD	Q	V	
GRANTOR: DDP CORP					SALE PRICE
GRANTEE: FIELDS					18,500

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS= W26 S10 W12 S9 FSP= W13 S10 E13 N10\$ S10 W21 S23 E6 S7 E4 S2 E7 N2 E5 N4 E10 FOP= S9 E11 N5 W1 N10 W8 S6 W2\$ E2 N6 E8 FGR= S10 E20 N23 W20 S13\$ N13 E20 N20 W3 N16\$ PTR= N30 UDG= N30 W20 S30 E20\$ S30\$.					