

LOT 10 KENSINGTON S/D.
833-979, 853-940, 865-1817, 948-

WELCH LAKE CITY LLC
1780 BRACKENHURST PL
LAKE MARY, FL 32746

2026

21-4S-16-03081-110



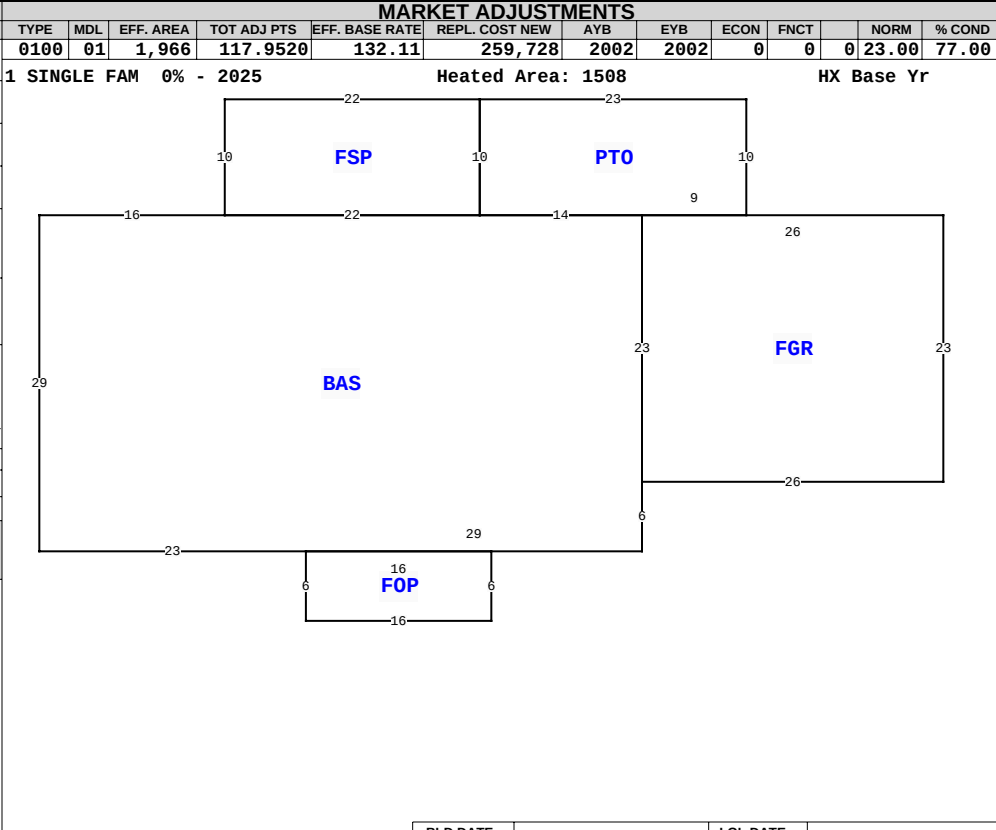
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,508	100		1,508	153,401
FGR	598	55		329	33,467
FOP	96	30		29	2,950
FSP	220	40		88	8,952
PTO	230	5		12	1,220
TOTALS	2,652			1,966	199,991

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
2	0166	CONC, PAVMT	0	0	0	0	1,941.00	UT	2.00
3	0120	CLFENCE 4	0	0	0	0	120.00	UT	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		RSF-2	0.00	0.00	1.00



TOTAL OB/XF									
5,982									

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5,982									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		199,991	
TOTAL MARKET OB/XF VALUE		5,982	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		240,973	
SOH/AGL Deduction		0	
ASSESSED VALUE		240,973	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		240,973	
TOTAL JUST VALUE		240,973	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		243,570	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19333	SFR	273	03/18/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1511/355	3/26/2024	QC	U	I	11	100	
GRANTOR: WELCH ELIZABETH J							
GRANTEE: WELCH LAKE CITY LLC							
1172/2183	5/05/2009	PB	U	I	11	0	
GRANTOR: CLERK OF COURT							
GRANTEE: ELIZABETH J WELCH (							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W16 S29 E23 FOP= S6 E16 N6 W16\$ E29 N6 FGR= E26 N23 W26 S23\$ N23 PTO= E9 N10 W23 S10 E14\$ W14 FSP= N10 W22 S10 E22\$ W22\$.									