LOT 11 KENSINGTON S/D.
833-979, 853-940, 865-1817, 1011

CARR HARRY THOMAS/CARR LYDIA
285 SW ROYAL CT
LAKE CITY, FL 32024

2026

21-4S-16-03081-111

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

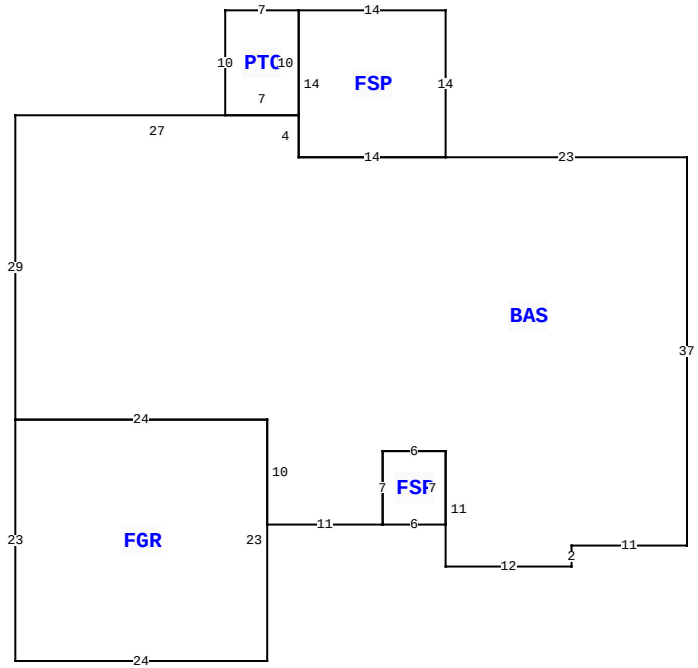
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	2,136	100		2,136	241,894
FGR	552	55		304	34,427
FSP	42	40		17	1,925
FSP	196	40		78	8,833
PTO	70	5		4	453
TOTALS	2,996			2,539	287,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,539	124.8324	139.81	354,978	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2019 Heated Area: 2136 HX Base Yr 2019



285 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		287,532
TOTAL MARKET OB/XF VALUE		28,449
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		350,981
SOH/AGL Deduction		99,350
ASSESSED VALUE		251,631
TOTAL EXEMPTION VALUE	HX HB 13	251,631
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		350,981
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049200	Roof Replacement	28,600	02/12/2024
24870	POOL	215	08/15/2006
23537	SFR	623	08/25/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1532/2232	2/06/2025	WD	U	I	11	100
GRANTOR: CARR HARRY THOMAS						
GRANTEE: CARR HARRY THOMAS						
1512/1199	4/14/2024	QC	U	I	11	100
GRANTOR: CARR HARRY T						
GRANTEE: CARR HARRY THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FSP= N14 W14 S14 E14$ W14 N4 PTO= N10 W7 S10 E7$ W27 S29 FGR= S23 E24 N23 W24$ E24 S10 E11 FSP= E6 N7 W6 S7$ N7 E6 S11 E12 N2 E11 N37$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,988.00	UT	2.50	2.50	100	2006	2006	3	100	4,970	
3	0280	POOL R/CON	0	100	0	0	537.00	UT	70.00	70.00	100	2006	2006	3	51	19,171	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	2,308	

LAND DESCRIPTION

TOTAL OB/XF 28,449

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