LOT 12 KENSINGTON S/D.
833-979, 853-940, 865-1817, 906-

WASDEN TRAMMEL
728 E DUVAL ST
LAKE CITY, FL 32025

2026

21-4S-16-03081-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

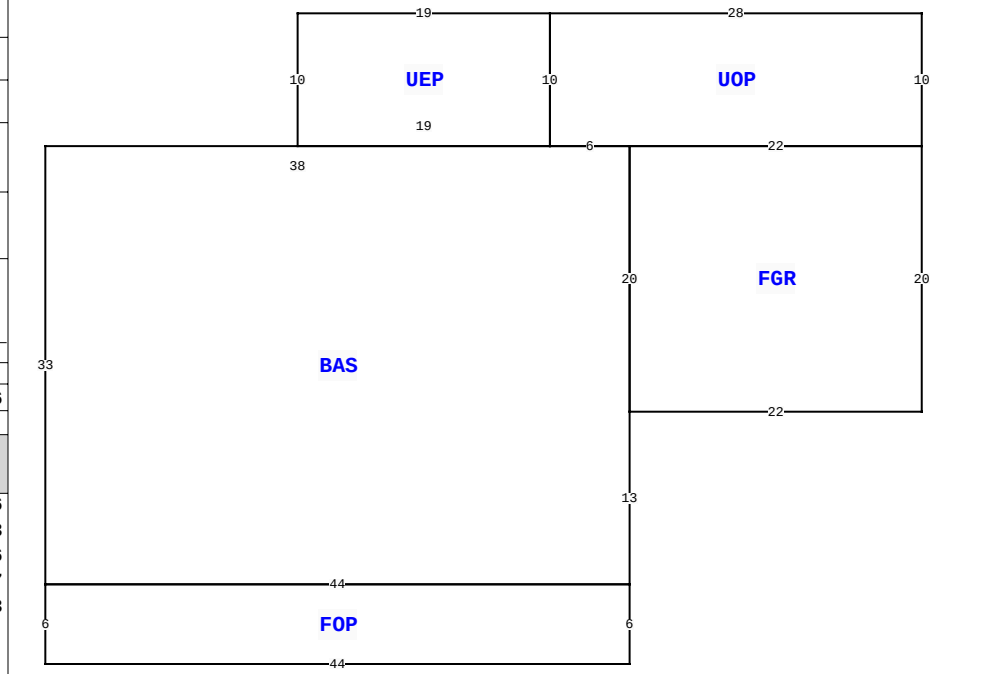
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,452	100		1,452	152,296
FGR	440	55		242	25,383
FOP	264	30		79	8,286
UEP	190	60		114	11,957
UOP	280	20		56	5,873
TOTALS	2,626			1,943	203,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,943	126.9786	142.22	276,333	2000	2000	0	0	0	26.25	73.75

1 SINGLE FAM 100% - 2006 Heated Area: 1452 HX Base Yr 2006



257 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		203,796
TOTAL MARKET OB/XF VALUE		7,452
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		246,248
SOH/AGL Deduction		90,154
ASSESSED VALUE		156,094
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,372
TOTAL JUST VALUE		246,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17269	SFR	240	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1044/2498	4/28/2005	WD	Q	I		144,900
GRANTOR: CHARLES & CHRISTINE M						
GRANTEE: TRAMMEL WASDEN						
0932/1186	7/31/2001	WD	Q	I		101,000
GRANTOR: JAMES R SMITHEY						
GRANTEE: CHARLES & CHRISTINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 UEP= N10 W19 S10 E19$ W38 S33 FOP= S6 E44N6 W44$ E44 N13 FGR= E22 N20 W22 S20$ N20$ UOP= E22 N10 W28 S10 E6$.

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	1,956.00	UT	2.00	2.00	100	2000	2000	3	100	3,912	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	60	2007	2007	3	60	540	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 7,452

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 05/30/2019 BY KR Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS