LOT 13 KENSINGTON S/D.
833-979, 853-940, 865-1817, 1011

HARRIS STEVEN A/HARRIS EUGENIE L
229 SW ROYAL CT
LAKE CITY, FL 32024

2026

21-4S-16-03081-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

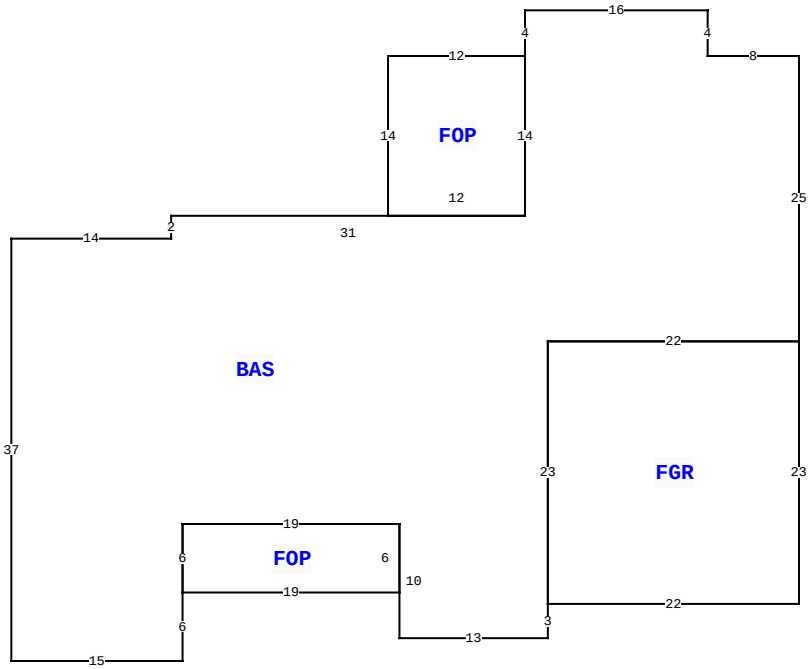
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,193	100		2,193	232,528
FGR	506	55		278	29,477
FOP	114	30		34	3,605
FOP	168	30		50	5,302
TOTALS	2,981			2,555	270,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,555	118.3350	132.54	338,640	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2011 Heated Area: 2193 HX Base Yr 2011



229 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		270,912
TOTAL MARKET OB/XF VALUE		10,070
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		315,982
SOH/AGL Deduction		100,963
ASSESSED VALUE		215,019
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		164,297
TOTAL JUST VALUE		315,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049515	Roof Replacement	22,364	03/27/2024
23053	SFR	571	04/20/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1206/1678	12/14/2010	WD	Q	I	01	185,000
GRANTOR: JOAN L MCLNICK						
GRANTEE: STEVEN A & EUGENIE						
1069/0858	12/22/2005	WD	Q	I		249,900
GRANTOR: JUANA JO LYTTE & FRAN						
GRANTEE: MELNICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 N4 W16 S4 FOP= W12 S14 E12 N14$ S14 W31 S2 W14 S37 E15 N6 FOP= E19 N6 W19 S6$ N6 E19 S10 E13 N3 FGR= E22 N23 W22 S23$ N23 E22 N25$.

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	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	2,188.00	UT	2.50	2.50	100	2005	2005	3	100	5,470	
3	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 10,070

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 11/17/2025 BY SYS