

LOT 14 KENSINGTON S/D.
833-979, 853-940, 865-1817, 964-

NEWTON RICHARD VAN/PERKINS KELLY LAVOR
203 SW ROYAL CT
LAKE CITY, FL 32024

2026

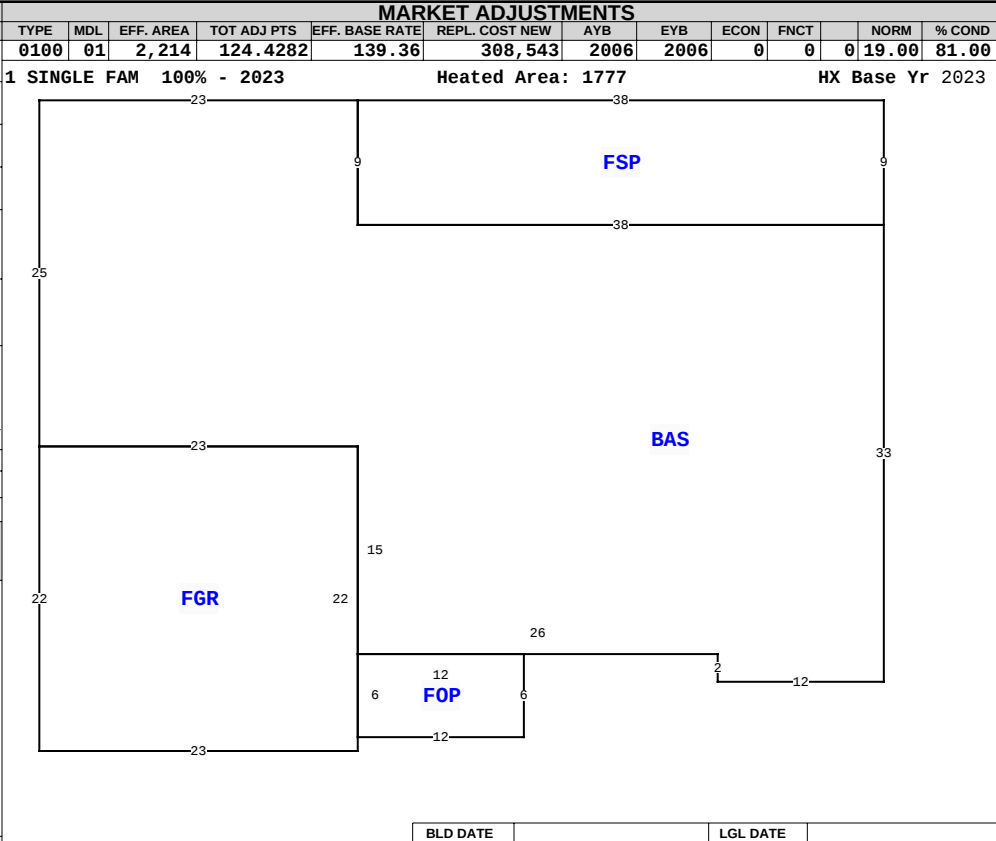
21-4S-16-03081-114



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 70
Interior Floo	15	HARDTILE 30
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	0100SINGLE 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	1,777	100		1,777	200,591
FGR	506	55		278	31,381
FOP	72	30		22	2,483
FSP	342	40		137	15,465
TOTALS	2,697			2,214	249,920



EXTRA FEATURES															TOTAL OB/XF 5,841									
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	1,462.00	UT	2.50	2.50	75	2006	2006	3	75	2,741								
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600								
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000								
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500								

LAND DESCRIPTION										TOTAL OB/XF										5,841	
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	LA VAL				
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					
REVIEW DATE		04/08/2025		BY	KS		Total Acres: 0.51		Total Land Value: 35,000				Market: 0			Agricultural: 0					

COLUMBIA COUNTY PROPERTY															PAGE 1 of 1 3									
VALUATION SUMMARY															STANDARD									
VALUATION BY															Tax Group: 3 Tax Dist:									
BUILDING MARKET VALUE															249,920									
TOTAL MARKET OB/XF VALUE															5,841									
TOTAL LAND VALUE - MARKET															35,000									
TOTAL MARKET VALUE															290,761									
SOH/AGL Deduction															149,385									
ASSESSED VALUE															141,376									
TOTAL EXEMPTION VALUE															50,722									
BASE TAXABLE VALUE															90,654									
TOTAL JUST VALUE															290,761									
NCON VALUE															0									
INCOME VALUE																								
PREVIOUS YEAR MKT VALUE															293,846									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23599	SFR	526	09/13/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1477/1641	10/10/2022	WD	U	I	11	0	
GRANTOR: JUSTICE JEANETTE R							
GRANTEE: NEWTON RICHARD VAN							
1477/122	10/10/2022	WD	Q	I	01	285,000	
GRANTOR: JUSTICE JEANETTE R							
GRANTEE: NEWTON RICHARD VAN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W23 S25 FGR= S22 E23 N22 W23\$ E23 S15 FOP= S6 E12 N6 W12\$ E26 S2 E12 N33 FSP= N9 W38 S9 E38\$ W38 N9\$.									