

LOT 15 KENSINGTON S/D.
833-979, 853-940, 865-1817, 929-

PATTERSON LISA R
177 SW ROYAL CT
LAKE CITY, FL 32024

2026

21-4S-16-03081-115



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 80
Interior Floo	15	HARDTILE 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

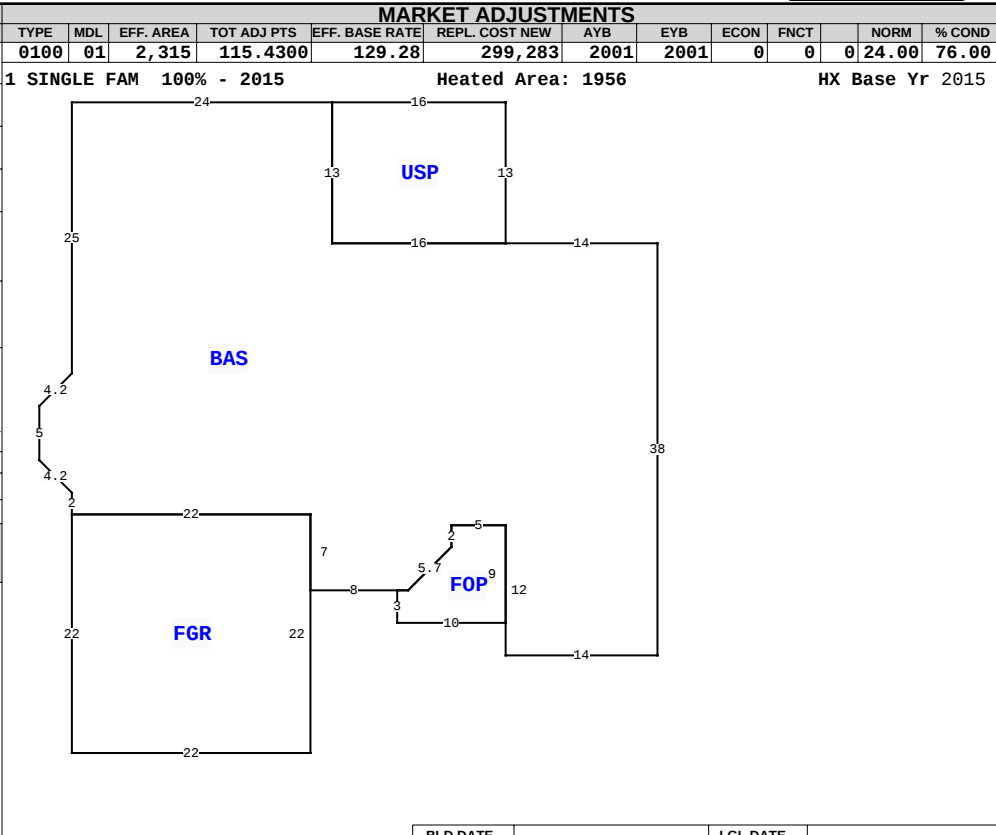
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06

NEIGHBORHOOD/LOC		21416.040		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,956	100		1,956	192,183
FGR	484	55		266	26,135
FOP	68	30		20	1,965
USP	208	35		73	7,172

TOTALS	2,716			2,315	227,455
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0		1.50	1.50
2	0070	CARPORT UF	0	100	0	0		0.00	0.00
3	0296	SHED METAL	0	100	0	0		0.00	0.00
4	0070	CARPORT UF	0	100	0	0		0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00



177 SW ROYAL CT, LAKE CITY

177 SW ROYAL CT, LAKE CITY				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1,442.00	UT	1.50	1.50	100	2001	2001	3	100	2,163	
1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
Tax Dist:		227,455	
BUILDING MARKET VALUE		3,963	
TOTAL MARKET OB/XF VALUE		35,000	
TOTAL LAND VALUE - MARKET		266,418	
TOTAL MARKET VALUE		99,729	
SOH/AGL Deduction		166,689	
ASSESSED VALUE		50,722	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		115,967	
TOTAL JUST VALUE		266,418	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		269,411	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043271	Roof Replacement	12,950	11/30/2021
18311	SFR	325	05/22/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1501/2397	10/24/2023	WD	U	I	11	100	
GRANTOR: FRASER CARL B							
GRANTEE: PATTERSON LISA R							
1280/2583	9/05/2014	WD	U	I	11	100	
GRANTOR: CARL B FRASER							
GRANTEE: CARL B FRASER & LIS							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W14 USP= N13 W16 S13 E16\$ W16 N13 W24 S25 L3 D3 S5 D3 R3 S2 FGR= S22 E22 N22 W22\$ E22 S7 E8 FOP= S3 E10 N9 W5 S2 L4 D4 W1\$ E1 U4 R4 N2 E5 S12 E14 N38\$.									