

LOT 17 KENSINGTON S/D.
833-979, 853-940, 865-1817, 886-

SCANTLAN DONALD L/SCANTLAN PAULETTE
123 SW ROYAL CT
LAKE CITY, FL 32024

2026

21-4S-16-03081-117



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 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

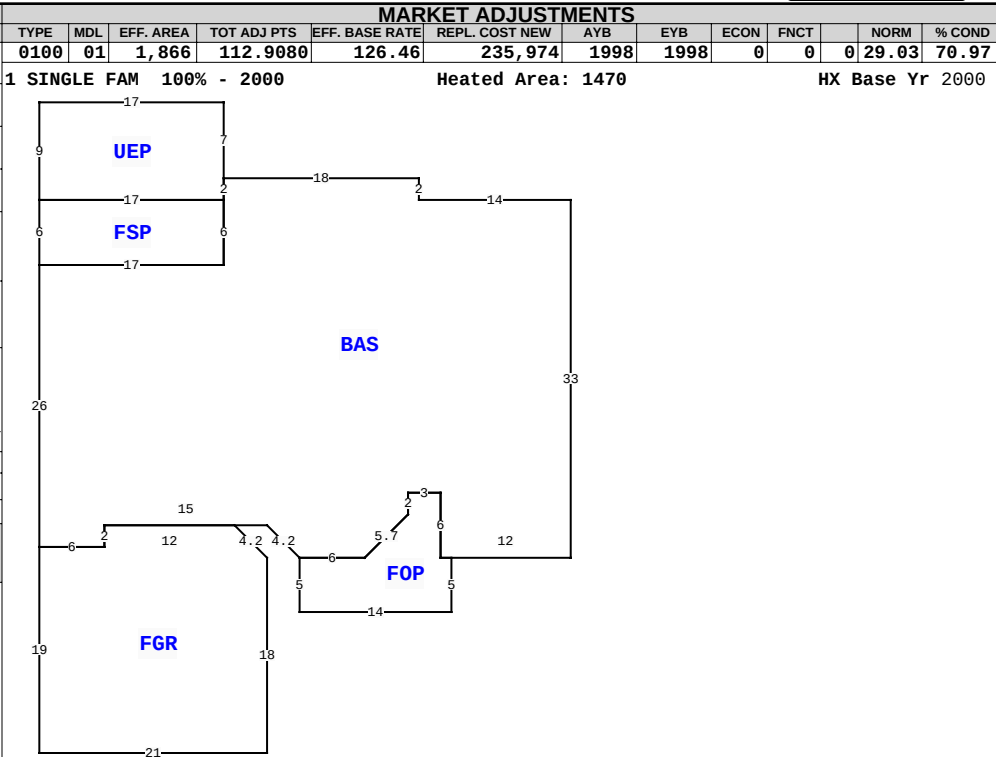
NEIGHBORHOOD/LOC	21416.040	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,470	100		1,470	131,930
FGR	425	55		234	21,001
FOP	96	30		29	2,602
FSP	102	40		41	3,680
UEP	153	60		92	8,257

TOTALS	2,246			1,866	167,471
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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		1,812.00	UT 1.50
2	0169	FENCE/WOOD	0	100	0	0		352.00	UT 7.50
3	0296	SHED METAL	0	100	0	0		1.00	UT 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



123 SW ROYAL CT, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,866	112.9080	126.46	235,974	1998	1998	0	0	29.03	70.97

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	167,471
TOTAL MARKET OB/XF VALUE	5,466
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	207,937
SOH/AGL Deduction	74,236
ASSESSED VALUE	133,701
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	82,979
TOTAL JUST VALUE	207,937
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1485/1872	3/01/2023	LE	U	I	14	0
GRANTOR: SCANTLAN DONALD L						
GRANTEE: SCANTLAN DONALD L (						
0886/2004	8/23/1999	WD	Q	I		83,000
GRANTOR: D D P CORP						
GRANTEE: SCANTLAN						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W14 N2 W18 UEP= N7 W17 S9 E17 N2\$ S2 FSP= W17 S6 E17 N6\$ S6 W17 S26 FGR= S19 E21 N18 U3 L3 W12 S2 W6\$ E6 N2 E15 R3 D3 FOP= S5 E14N5 W1 N6 W3 S2 D4 L4 W6\$ E6 R4 U4 N2 E3 S6 E12 N33\$.									