

LOT 1 KING'S WOOD S/D.
391-502, WD 1000-2418, WD 1130-1

BENNETT BRIAN K
158 SW CANTERBURY CT
LAKE CITY, FL 32024

2025

35-4S-16-03292-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR 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	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 01
NEIGHBORHOOD/LOC	35416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	26,748
BAS	1,594	100		1,594	148,044
FOP	72	30		22	2,043
FSP	198	40		79	7,337
FSP	432	40		173	16,067
TOTALS	2,584			2,156	200,241

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	
3	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	
4	0031	BARN, MT AE	0 100	22	26	572.00	UT	12.00	
5	0031	BARN, MT AE	0 100	36	40	1.00	UT	0.00	
6	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	
7	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	
8	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		00	0.00	0.00	1.39

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,156	118.0080	132.17	284,959	1978	1995	0	0	29.73	70.27	
1 SINGLE FAM - 100% - 2013 Heated Area: 1882 HX Base Yr 2013												
158 SW CANTERBURY CT, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
										04/07/2025	MLU	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3 Tax Dist:	
BUILDING MARKET VALUE		200,241	
TOTAL MARKET OB/XF VALUE		23,514	
TOTAL LAND VALUE - MARKET		25,020	
TOTAL MARKET VALUE		248,775	
SOH/AGL Deduction		83,941	
ASSESSED VALUE		164,834	
TOTAL EXEMPTION VALUE		HX HB VX 13 164,834	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		248,775	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		234,842	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049863	Roof Replacement	12,000	05/20/2024
27576	GARAGE	121	01/16/2009
10711	REMODEL	70	02/05/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1230/1665	2/27/2012	WD Q	I	01	
GRANTOR: PETER & ISOBEL M STAS					
GRANTEE: BRIAN K BENNETT					
1151/0261	5/23/2008	WD Q	I		
GRANTOR: WILLIAM P & LETITIA M					
GRANTEE: PETER & ISOBEL M ST					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W11 BAS= N18 W16 S18 E16\$ W16 FSP= N18 W24 S18 E24\$ W29 S28 E25 FOP= S4 E18 N4 W18\$ E18 S2 E13 N30\$ FSP= N18 W11 S18 E11\$.									