

LOT 4 KING'S WOOD S/D.
446-610, 779-2180, DC 1404-60, P

ESEMCLB LLC
517 HARDWOOD CIRCLE
ORLANDO, FL 32828

2026

35-4S-16-03292-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
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	1,248	100		1,248	39,418
FOP	384	30		115	3,632
TOTALS	1,632			1,363	43,050

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
2	0040	BARN, POLE	0	0	20	30	600.00	UT	1.50
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
4	0060	CARPORT F	0	0	18	20	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	0		00	161.00	404.00	1.47

REVIEW DATE 12/07/2021 BY CP

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,363	112.8000	126.34	172,201	1994	1994	0	0	40	35.00	25.00
1 SINGLE FAM 0% - 2022 Heated Area: 1248 HX Base Yr												
BAS FOP												
137 SW CANTERBURY CT, LAKE CITY												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF												
4,200												
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ
AC		1.00	1.00	1.00	18,000.00	18,000.00	26,460					

Total Acres: 1.47 Total Land Value: 26,460 Market: 0 Agricultural: 0 Common: 26,460

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		43,050	
TOTAL MARKET OB/XF VALUE		4,200	
TOTAL LAND VALUE - MARKET		26,460	
TOTAL MARKET VALUE		73,710	
SOH/AGL Deduction		0	
ASSESSED VALUE		73,710	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		73,710	
TOTAL JUST VALUE		73,710	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		73,710	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32391	MAINT/ALTR	45	10/13/2014
8264	SFR	37,000	04/13/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1453/1521	11/17/2021	WD	Q	I	01	60,000	
GRANTOR: CLARK ALBERT							
GRANTEE: ESEMCLB LLC							
1415/892	7/14/2021	PB	U	I	18	0	
GRANTOR: CLERK OF COURT							
GRANTEE: SNYDER CODY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W52 S24 E10 FOP= S12 E32 N12 W32\$ E42 N24\$.									

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