LOT 5 KING'S WOOD S/D.
451-768, DC 1415-1834, LE 1511-7

GOSS TERESA
155 SW CANTERBURY CRT
LAKE CITY, FL 32024

2026

35-4S-16-03292-005

BUILDING CHARACTERISTICS

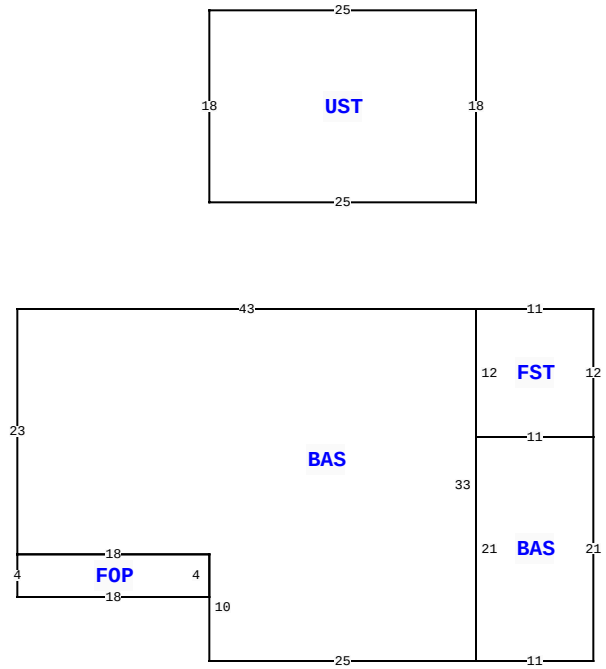
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
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	231	100		231	17,601
BAS	1,239	100		1,239	94,403
FOP	72	30		22	1,676
FST	132	55		73	5,562
UST	450	45		202	15,391
TOTALS	2,124			1,767	134,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,767	104.6640	117.22	207,128	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1470 HX Base Yr



155 SW CANTERBURY CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		134,633
TOTAL MARKET OB/XF VALUE		13,940
TOTAL LAND VALUE - MARKET		26,460
TOTAL MARKET VALUE		175,033
SOH/AGL Deduction		73,200
ASSESSED VALUE		101,833
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		46,111
TOTAL JUST VALUE		175,033
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043708	Roof Replacement	15,085	02/15/2022
15998	POOL	55	09/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1511/751	3/28/2024	LE	U	I	14	100

GRANTOR: GOSS TERESA

GRANTEE: GOSS TERESA (ENH LI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S23 FOP= S4E18 N4 W18$ E18 S10 E25 BAS= E11 N21W11 S21$ N33$FST= E11S12 W11 N12$ PTR=N10 UST= W25 N18 E25S18$ S10$.

EXTRA FEATURES

LN	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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	30	1999	1999	3	30	10,752	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	800	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	500	
6	0252	LEAN-TO W/	0	100	9	16	144.00	UT	2.00	2.00	100	1993	1993	3	100	288	

LAND DESCRIPTION

TOTAL OB/XF 13,940

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		00	161.00	404.00	1.47	AC		1.00	1.00	1.00	18,000.00	18,000.00	26,460							

REVIEW DATE 05/02/2022 BY JS Total Acres: 1.47 Total Land Value: 26,460 Market: 0 Agricultural: 0 Common: 26,460 PRINTED 11/19/2025 BY SYS