

LOT 7 KING'S WOOD S/D.
790-1463, DC 1029-1215, LE 1535-

KRAFT GRACE I
227 SW CANTERBURY CT
LAKE CITY, FL 32024

2026

35-4S-16-03292-007



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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
Architectural Units	05	CONV 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
BAS	288	100
BAS	1,752	100
FGR	540	55
FOP	36	30
FSP	516	40
TOTALS	3,132	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,554	114.0480	127.73	326,222	1994	1994	0	0	31.00	69.00
1 SINGLE FAM 100% - 1995				Heated Area: 2040				HX Base Yr 1995			
The floor plan diagram shows a building layout with four labeled areas: FSP (top left), BAS (top right and middle), FGR (bottom left), and FOP (bottom right). Dimensions are provided for various segments: FSP has a top width of 33 and a left height of 16. BAS has a top width of 24, a right height of 12, and a bottom width of 24. FGR has a bottom width of 27 and a left height of 20. FOP is a small square with a side length of 6. Other dimensions include a horizontal segment of 23 between FSP and BAS, a vertical segment of 16 between FSP and BAS, a horizontal segment of 8 between FSP and FGR, a vertical segment of 28 between FSP and FGR, a horizontal segment of 15 between FSP and FGR, a vertical segment of 34 between BAS and FGR, a horizontal segment of 11 between FGR and FOP, and a horizontal segment of 13 between FOP and BAS. There are also small internal dimensions of 2, 4, and 6 within the BAS area.											
BLD DATE			LGL DATE			04/07/2025 MLU					
XF DATE			LAND DATE								
INC DATE			AG DATE								

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1		3
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				225,093		
TOTAL MARKET OB/XF VALUE				3,019		
TOTAL LAND VALUE - MARKET				26,460		
TOTAL MARKET VALUE				254,572		
SOH/AGL Deduction				107,310		
ASSESSED VALUE				147,262		
TOTAL EXEMPTION VALUE		HX HB WX		55,722		
BASE TAXABLE VALUE				91,540		
TOTAL JUST VALUE				254,572		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				257,834		
LAND:1:1: 1.49 AC						
SALE:1:1: LOT 7 KING'S WOOD---PAID TOO MUCH						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0 100	0	0	546.00	UT	1.50	1.50	100	0
2	0210	GARAGE U	0 100	0	0	1.00	UT	0.00	0.00	100	1993
3	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1994
TOTAL OB/XF 3,019											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	1.47	AC	1.00
REVIEW DATE 07/26/2019 BY BC											

Total Acres: 1.47 Total Land Value: 26,460

Market: 0

Agricultural: 0

Common: 26,460

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