

LOT 9 KING'S WOOD S/D.
677-455, 751-505, 899-1924, 925-

LARKIN EDWINA
240 SW CANTERBURY CT
LAKE CITY, FL 32024

2026

35-4S-16-03292-009



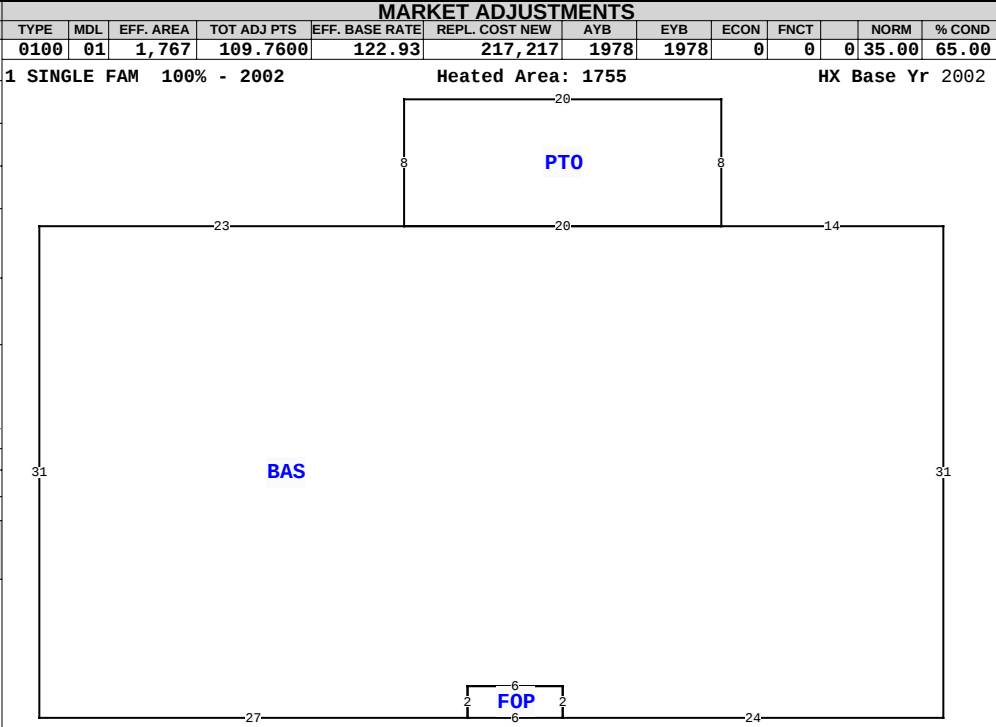
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	0100SINGLE 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	1,755	100		1,755	140,232
FOP	12	30		4	320
PTO	160	5		8	639
TOTALS	1,927			1,767	141,191

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
2	0021	BARN,FR AE	0 100	0	0	1.00	UT	0.00	0.00
3	0296	SHED METAL	0 100	8	10	80.00	UT	5.00	5.00

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	1.70



240 SW CANTERBURY CT, LAKE CITY	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		141,191			
TOTAL MARKET OB/XF VALUE		3,100			
TOTAL LAND VALUE - MARKET		30,600			
TOTAL MARKET VALUE		174,891			
SOH/AGL Deduction		72,575			
ASSESSED VALUE		102,316			
TOTAL EXEMPTION VALUE		WX HX HB			
BASE TAXABLE VALUE		46,594			
TOTAL JUST VALUE		174,891			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		174,891			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0925/2981	5/14/2001	WD	Q	I	
					96,285
GRANTOR: CLEVELAND & JEANETTE					
GRANTEE: BRUCE & EDWINA LARK					
0899/1924	3/29/2000	WD	Q	I	
					88,000
GRANTOR: JOHNSON'S					
GRANTEE: CLEVELAND & JEANETT					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W23 S31 E27 FOP= E6 N2W6 S2\$ N2 E6 S2 E24 N31 W14 PTO= N8 W20 S8 E20\$ W20\$.									