

LOTS 2 & 3 & S1/2 LOT 4 BLOCK 18
HEIGHTS S/D. ALSO A STRIP OF LAN
OF & ADJACENT TO SAID LOTS, BEIN

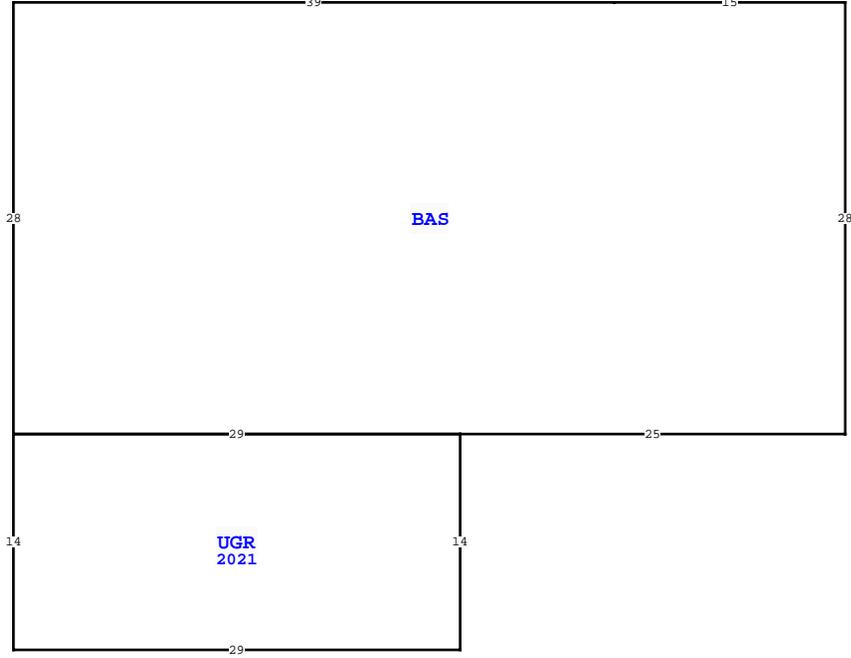
ROYAL TIMOTHY SCOTT/ROYAL MACEY ELIZABETH
208 SW PONCE DE LEON AVE
LAKE CITY, FL 32025

2026

08-4S-17-08295-000
PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	15	CONC BLOCK	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	06	VINYL ASB	20
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	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8417.0300	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
UGR	406	45	2021
TOTALS	1,918		
			1,695
			93,859

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	100%	- 2024									
				Heated Area: 1512				HX Base Yr 2024				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			93,859
TOTAL MARKET OB/XF VALUE			1,550
TOTAL LAND VALUE - MARKET			39,375
TOTAL MARKET VALUE			134,784
SOH/AGL Deduction			5,941
ASSESSED VALUE			128,843
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			77,432
TOTAL JUST VALUE			134,784
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			127,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047024	Electrical Servic	0	04/20/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/1504	10/17/2023	WD	U	I	11	0
GRANTOR: MCGINNIS KEVIN K						
GRANTEE: ROYAL TIMOTHY SCOTT						
1465/2464	4/22/2022	WD	Q	I	01	90,000
GRANTOR: ALBRITTON MARTHA E						
GRANTEE: MCGINNIS KEVIN K						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	20	20	1.00	UT	0.00	0.00	100	0
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993
TOTALS												
TOTAL OB/XF 1,550												

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[ORIG=0,0] W15 W39 S28 E29 E25 N28 \$			
UGR=[YR=2021;ORIG=-25,28] W29 S14 E29 N14 \$			

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.00	0.00	2.50	LT		1.00	1.00	0.70	22,500.00	15,750.00	39,375								