LOT 3 KENSINGTON S/D.

833-979, 853-940, 865-1817, 900-

JONES WILLIAM R
176 SW ROYAL CT
LAKE CITY, FL 32024

2027

21-4S-16-03081-103

BUILDING CHARACTERISTICS

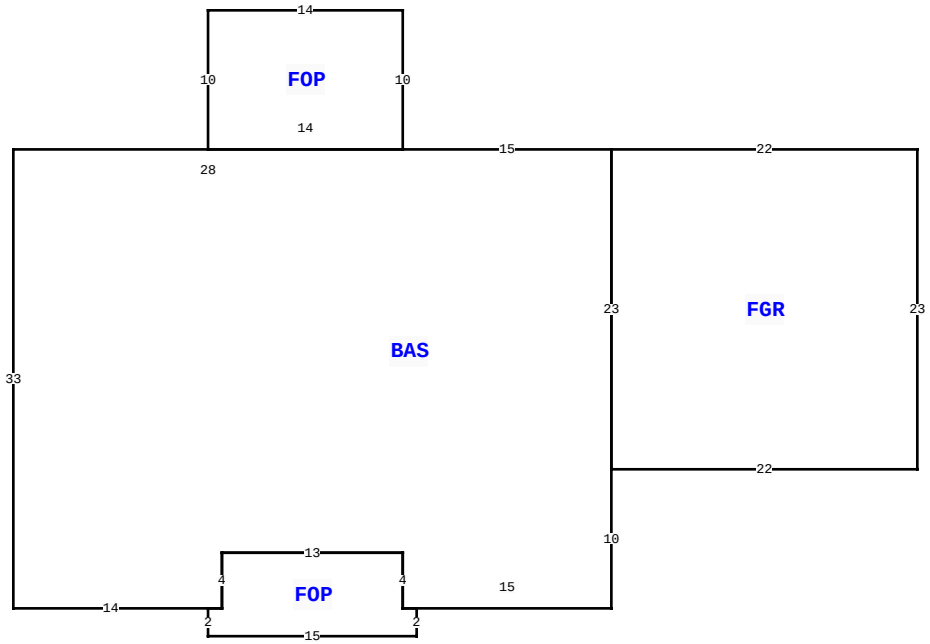
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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 06
NEIGHBORHOOD/LOC		21416.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,367	100		1,367	140,000
FGR	506	55		278	28,471
FOP	82	30		25	2,561
FOP	140	30		42	4,302
TOTALS	2,095			1,712	175,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,712	119.3640	131.30	224,786	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2004 Heated Area: 1367 HX Base Yr 2004



176 SW ROYAL CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	100	0	0	1,796.00	UT	2.00	2.00	100	2003	2003	3	100	3,592	
2	0296	SHED METAL	0	100	10	14	140.00	UT	5.00	5.00	100	2003	2003	3	100	700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	175,333
TOTAL MARKET OB/XF VALUE	4,292
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	214,625
SOH/AGL Deduction	72,848
ASSESSED VALUE	141,777
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	90,366
TOTAL JUST VALUE	214,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049716	Roof Replacement	15,691	05/02/2024
20163	SFR	248	11/20/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/1266	6/06/2026	LE	U	I	14	100
GRANTOR: JONES WILLIAM (ENH LI						
GRANTEE: CRAIN PATRICIA JONE						
0955/2749	6/14/2002	WD	Q	V		14,000
GRANTOR: WOODMAN PARK BUILDERS						
GRANTEE: WILLIAM & MILDRED J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= N10 W14 S10 E14$ W28 S33 E14 FOP= S2 E15 N2 W1 N4 W13 S4 W1$ E1 N4 E13 S4 E15 N10 FGR= E22 N23 W22 S23$ N23$.

LAND DESCRIPTION

TOTAL OB/XF 4,292

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/08/2025 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS