LOT 5 KENSINGTON S/D.

833-979, 853-940, 865-1817, 964-

HOLTON JOHN D
228 SW ROYAL CT
LAKE CITY, FL 32024

2027

21-4S-16-03081-105

BUILDING CHARACTERISTICS

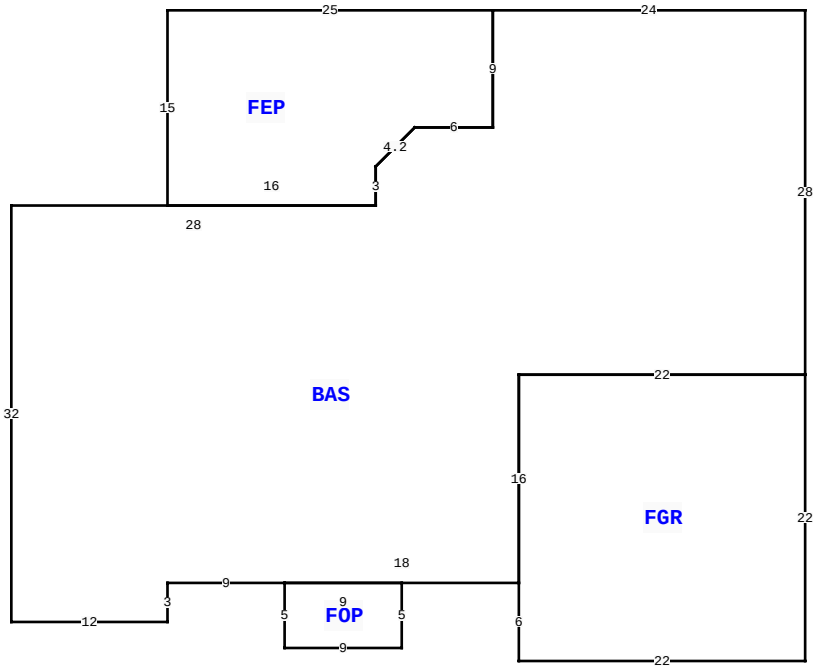
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
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	1,863	100		1,863	211,581
FEP	326	80		261	29,642
FGR	484	55		266	30,210
FOP	45	30		14	1,590
TOTALS	2,718			2,404	273,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,404	125.9060	138.50	332,954	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2008 Heated Area: 1863 HX Base Yr 2008



228 SW ROYAL CT, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,230.00	UT	2.40	2.40	100	2007	2007	3	100	5,352	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		273,022
TOTAL MARKET OB/XF VALUE		9,052
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		317,074
SOH/AGL Deduction		93,496
ASSESSED VALUE		223,578
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		172,167
TOTAL JUST VALUE		317,074
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25553	SFR	562	02/20/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1106/0680	12/20/2006	WD	Q	V		40,000
GRANTOR: JANET CORMIER & KATHL						
GRANTEE: JOHN D HOLTON						
1046/0653	5/11/2005	WD	Q	V		27,900
GRANTOR: STILES M & KATRINA WE						
GRANTEE: JANET CORMIER & KAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FEP= W25 S15 E16 N3 R3 U3 E6 N9$ S9 W6 D3 L3 S3 W28 S32 E12 N3 E9 FOP= S5 E9 N5 W9$ E18 FGR= S6 E22 N22 W22 S16$ N16 E22 N28$.

LAND DESCRIPTION

TOTAL OB/XF 9,052

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