LOT 7 KENSINGTON S/D.

833-979, 853-940, 865-1817, 874-

DESSERT KENNETH H/DESSERT ANDREA L
284 SW ROYAL CT
LAKE CITY, FL 32024

2027

21-4S-16-03081-107

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 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	06	06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

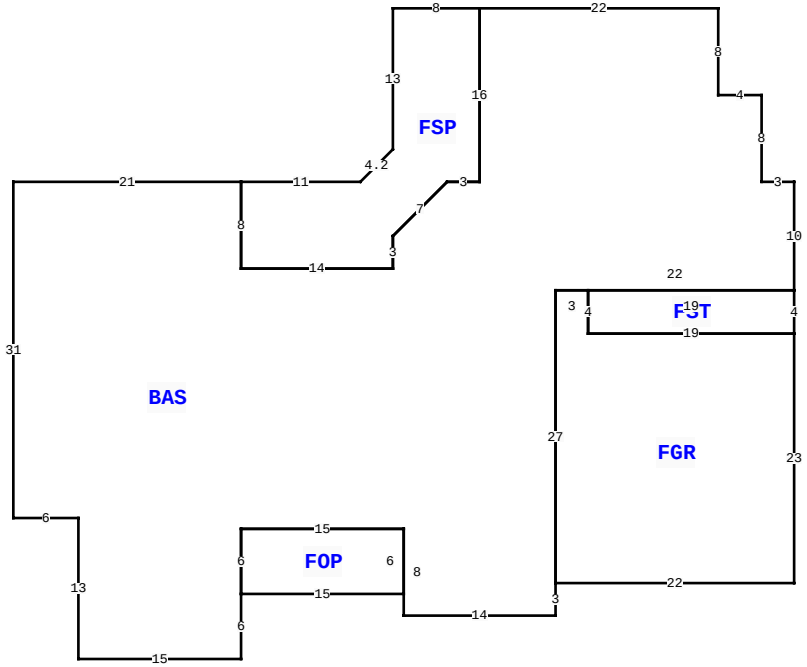
NEIGHBORHOOD/LOC 21416.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,366	100		2,366	227,714
FGR	518	55		285	27,430
FOP	90	30		27	2,599
FSP	257	40		103	9,913
FST	76	55		42	4,043
TOTALS	3,307			2,823	271,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,823	118.2321	130.06	367,159	1999	1999	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2000 Heated Area: 2366 HX Base Yr 2000



284 SW ROYAL CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	271,698
TOTAL MARKET OB/XF VALUE	6,093
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	312,791
SOH/AGL Deduction	94,928
ASSESSED VALUE	217,863
TOTAL EXEMPTION VALUE	HX HB 13 217,863
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	312,791
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	317,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043659	Roof Replacement	14,800	02/07/2022
15141	SFR	365	02/26/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0874/2054	2/11/1999	WD	Q	V		15,000

GRANTOR: DDP CORP

GRANTEE: DESSERT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S31 E6 S13 E15 N6 FOP= E15 N6 W15 S6$ N6 E15 S8 E14 N3 FGR= E22 N23 FST= N4 W19 S4 E19$ W19 N4 W3 S27$ N27 E22 N10 W3 N8 W4 N8 W22 FSP= W8 S13 D3 L3 W11 S8 E14 N3 R5 U5 E3 N16$ S16 W3 D5 L5 S3 W14 N8$.

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	1999	1999	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,862.00	UT	1.50	1.50	100	1999	1999	3	100	2,793	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 6,093

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