LOT 8 KENSINGTON S/D.

833-979, 853-940, 865-1817, 928-

STENSON DALE C/STENSON KATHERINE A
308 SW ROYAL CT
LAKE CITY, FL 32024-5043

2027

21-4S-16-03081-108

BUILDING CHARACTERISTICS

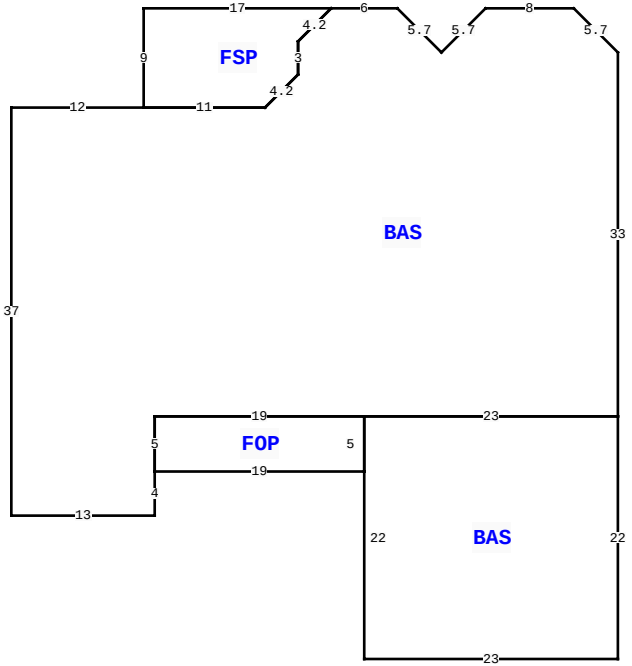
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	506	100		506	47,631
BAS	1,894	100		1,894	178,289
FOP	95	30		28	2,636
FSP	126	40		50	4,707
TOTALS	2,621			2,478	233,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,478	112.6020	123.86	306,925	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2023 Heated Area: 2400 HX Base Yr 2023



308 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	1,452.00	UT	1.50	1.50	100	2001	2001	3	100	2,178	
2	0210	GARAGE U	0	100	14	24	336.00	UT	18.00	18.00	100	2007	2007	3	100	6,048	
3	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	233,263
TOTAL MARKET OB/XF VALUE	9,026
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	277,289
SOH/AGL Deduction	0
ASSESSED VALUE	277,289
TOTAL EXEMPTION VALUE	HX HB 13 277,289
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	277,289
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	281,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043579	Roof Replacement	14,185	01/24/2022
18338	SFR	330	05/31/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/761	10/08/2025	LE	U	I	14	100
GRANTOR: STENSON DALE C (ENH L						
GRANTEE: STENSON DALE AND KA						
0928/0195	5/30/2001	WD	Q	V		17,000
GRANTOR: DDP CORP						
GRANTEE: DALE STENSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S37 E13 N4 FOP= E19 N5 W19 S5$ N5 E19 BAS= S22 E23 N22 W23$ E23 N33 U4 L4 W8 L4 D4 U4 L4 W6 FSP= W17 S9 E11 R3 U3 N3 R3 U3 $ D3 L3 S3 D3 L3 W11$.

LAND DESCRIPTION

TOTAL OB/XF 9,026

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