LOT 9 KENSINGTON S/D.

833-979, 853-940, 865-1817, 873-

FIELDS JAMES H/FIELDS FANNIE M
323 SW ROYAL CT
LAKE CITY, FL 32024

2027

21-4S-16-03081-109

BUILDING CHARACTERISTICS

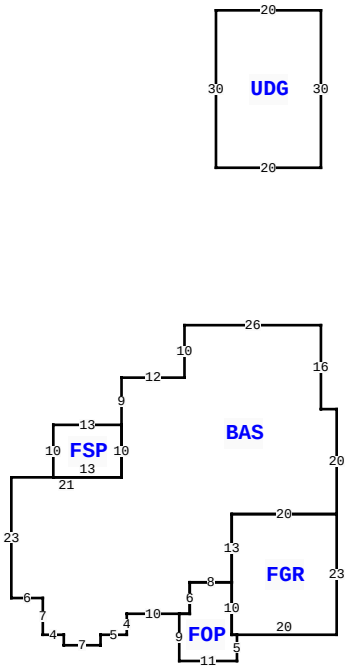
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	01	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	2,265	100		2,265	197,767
FGR	460	55		253	22,090
FOP	143	30		43	3,754
FSP	130	40		52	4,540
UDG	600	55		330	28,814
TOTALS	3,598			2,943	256,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,943	122.1182	134.33	395,333	1999	1999	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 2265 HX Base Yr 2000



323 SW ROYAL CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	1,707.00	UT	1.50	1.50	100	1999	1999	3	100	2,561	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		256,966
TOTAL MARKET OB/XF VALUE		6,161
TOTAL LAND VALUE - MARKET		49,000
TOTAL MARKET VALUE		312,127
SOH/AGL Deduction		100,442
ASSESSED VALUE		211,685
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		160,274
TOTAL JUST VALUE		312,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14985	SFR	385	01/26/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0870/0410	1/15/1999	WD	Q	V		18,500

GRANTOR: DDP CORP

GRANTEE: FIELDS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S10 W12 S9 FSP= W13 S10 E13 N10$ S10 W21 S23 E6 S7 E4 S2 E7 N2 E5 N4 E10 FOP= S9 E11 N5 W1 N10 W8 S6 W2$ E2 N6 E8 FGR= S10 E20 N23 W20 S13$ N13 E20 N20 W3 N16$ PTR= N30 UDG= N30 W20 S30 E20$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 6,161

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	1.40	35,000.00	49,000.00	49,000							

REVIEW DATE 04/08/2025 BY KS Total Acres: 1.43 Total Land Value: 49,000 Market: 0 Agricultural: 0 Common: 49,000 PRINTED 11/17/2026 BY SYS