LOT 10 KENSINGTON S/D.

833-979, 853-940, 865-1817, 948-

WELCH LAKE CITY LLC
1780 BRACKENHURST PL
LAKE MARY, FL 32746

2027

21-4S-16-03081-110

BUILDING CHARACTERISTICS

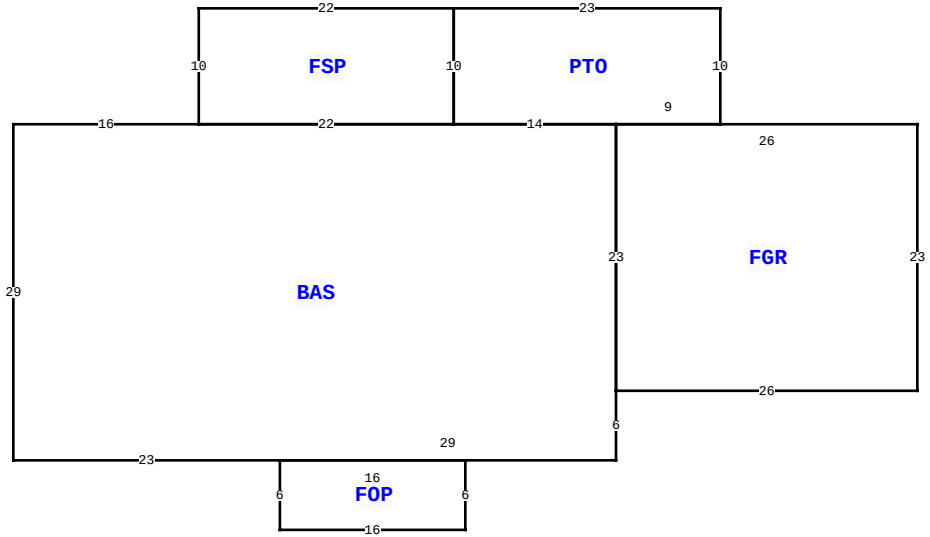
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,508	100		1,508	150,661
FGR	598	55		329	32,870
FOP	96	30		29	2,898
FSP	220	40		88	8,792
PTO	230	5		12	1,199
TOTALS	2,652			1,966	196,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,966	117.9520	129.75	255,088	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 0% - 2025 Heated Area: 1508 HX Base Yr



309 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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1,941.00	UT	2.00	2.00	100	2002	2002	3	100	3,882	
3	0120	CLFENCE 4	0	0	0	0	120.00	UT	7.50	7.50	100	2007	2007	3	100	900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	196,418
TOTAL MARKET OB/XF VALUE	5,982
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	237,400
SOH/AGL Deduction	0
ASSESSED VALUE	237,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,400
TOTAL JUST VALUE	237,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19333	SFR	273	03/18/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/355	3/26/2024	QC	U	I	11	100
GRANTOR: WELCH ELIZABETH J						
GRANTEE: WELCH LAKE CITY LLC						
1172/2183	5/05/2009	PB	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: ELIZABETH J WELCH (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S29 E23 FOP= S6 E16 N6 W16$ E29 N6 FGR= E26 N23 W26 S23$ N23 PTO= E9 N10 W23 S10 E14$ W14 FSP= N10 W22 S10 E22$ W22$.

LAND DESCRIPTION

TOTAL OB/XF 5,982

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	0		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