LOT 14 KENSINGTON S/D.
833-979, 853-940, 865-1817, 964-

NEWTON RICHARD VAN/PERKINS KELLY LAVOR
203 SW ROYAL CT
LAKE CITY, FL 32024

2026

21-4S-16-03081-114

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

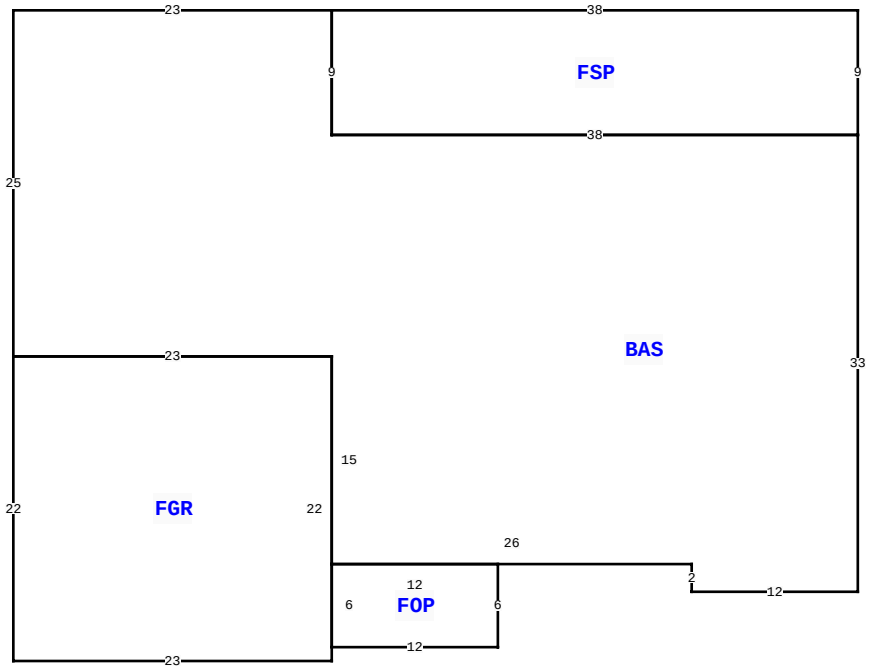
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	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	1,777	100		1,777	200,591
FGR	506	55		278	31,381
FOP	72	30		22	2,483
FSP	342	40		137	15,465
TOTALS	2,697			2,214	249,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,214	124.4282	139.36	308,543	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2023 Heated Area: 1777 HX Base Yr 2023



203 SW ROYAL CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		249,920
TOTAL MARKET OB/XF VALUE		5,841
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		290,761
SOH/AGL Deduction		149,797
ASSESSED VALUE		140,964
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		89,553
TOTAL JUST VALUE		290,761
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054520	Roof Replacement	18,016	11/19/2025
23599	SFR	526	09/13/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/1641	10/10/2022	WD	U	I	11	0
GRANTOR: JUSTICE JEANETTE R						
GRANTEE: NEWTON RICHARD VAN						
1477/122	10/10/2022	WD	Q	I	01	285,000
GRANTOR: JUSTICE JEANETTE R						
GRANTEE: NEWTON RICHARD VAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S25 FGR= S22 E23 N22 W23$ E23 S15 FOP= S6 E12 N6 W12$ E26 S2 E12 N33 FSP= N9 W38 S9 E38$ W38 N9$.

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	1,462.00	UT	2.50	2.50	75	2006	2006	3	75	2,741	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 5,841

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 05/29/2026 BY SYS