LOT 15 KENSINGTON S/D.

833-979, 853-940, 865-1817, 929-

PATTERSON LISA R
177 SW ROYAL CT
LAKE CITY, FL 32024

2027

21-4S-16-03081-115

BUILDING CHARACTERISTICS

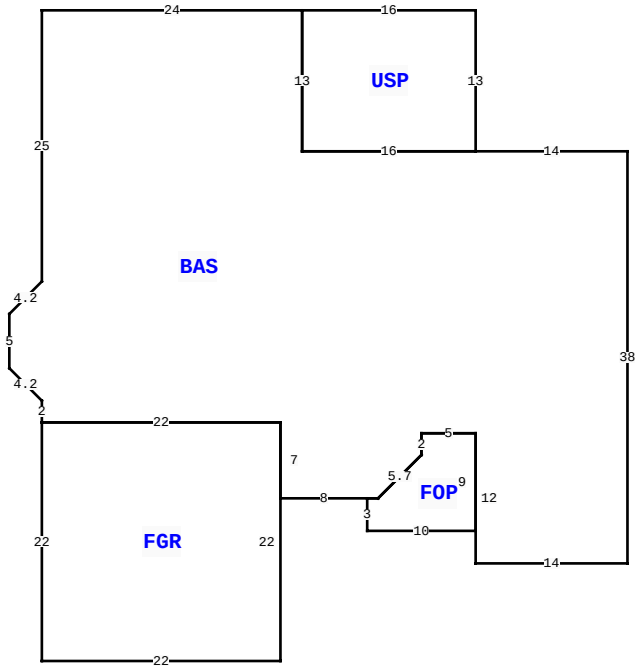
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,956	100		1,956	188,748
FGR	484	55		266	25,668
FOP	68	30		20	1,930
USP	208	35		73	7,044
TOTALS	2,716			2,315	223,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,315	115.4300	126.97	293,936	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2015 Heated Area: 1956 HX Base Yr 2015



177 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	0166	CONC,PAVMT	0	100	0	0	1,442.00	UT	1.50	1.50	100	2001	2001	3	100	2,163	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		223,391
TOTAL MARKET OB/XF VALUE		3,963
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		262,354
SOH/AGL Deduction		91,164
ASSESSED VALUE		171,190
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		119,779
TOTAL JUST VALUE		262,354
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043271	Roof Replacement	12,950	11/30/2021
18311	SFR	325	05/22/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/2397	10/24/2023	WD	U	I	11	100
GRANTOR: FRASER CARL B						
GRANTEE: PATTERSON LISA R						
1280/2583	9/05/2014	WD	U	I	11	100
GRANTOR: CARL B FRASER						
GRANTEE: CARL B FRASER & LIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 USP= N13 W16 S13 E16$ W16 N13 W24 S25 L3 D3 S5 D3 R3 S2 FGR= S22 E22 N22 W22$ E22 S7 E8 FOP= S3 E10 N9 W5 S2 L4 D4 W1$ E1 U4 R4 N2 E5 S12 E14 N38$.

LAND DESCRIPTION

TOTAL OB/XF 3,963

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