LOT 16 KENSINGTON S/D.

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

NORRIS DESTINY N
149 SW ROYAL CT
LAKE CITY, FL 32024

2027

21-4S-16-03081-116

BUILDING CHARACTERISTICS

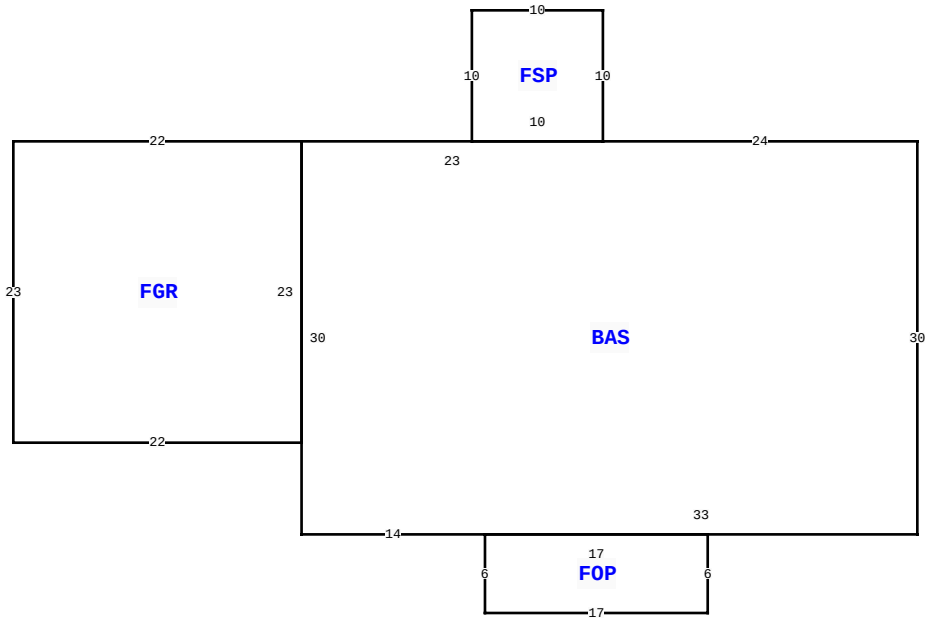
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,410	100		1,410	142,205
FGR	506	55		278	28,037
FOP	102	30		31	3,126
FSP	100	40		40	4,034
TOTALS	2,118			1,759	177,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,759	119.0700	130.98	230,394	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 0% - 2022 Heated Area: 1410 HX Base Yr



149 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	0	0	0	2,028.00	UT	2.50	2.50	100	2002	2002	3	100	5,070	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	177,403
TOTAL MARKET OB/XF VALUE	6,470
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	218,873
SOH/AGL Deduction	0
ASSESSED VALUE	218,873
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	218,873
TOTAL JUST VALUE	218,873
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	222,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19602	SFR	255	05/31/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/2122	8/03/2019	WD	U	I	11	0
GRANTOR: DEREK M NORRIS						
GRANTEE: DESTINY N NORRIS						
1254/2346	5/15/2013	WD	Q	I	01	135,000
GRANTOR: JOYCE A AYLOR						
GRANTEE: DEREK M & DESTINY N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= N10 W10 S10 E10$ W23 FGR= W22 S23 E22 N23$ S30 E14 FOP= S6 E17 N6 W17$ E33 N30$.

LAND DESCRIPTION

TOTAL OB/XF 6,470

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