LOT 17 KENSINGTON S/D.

833-979, 853-940, 865-1817, 886-

SCANTLAN DONALD L/SCANTLAN PAULETTE
123 SW ROYAL CT
LAKE CITY, FL 32024

2027

21-4S-16-03081-117

BUILDING CHARACTERISTICS

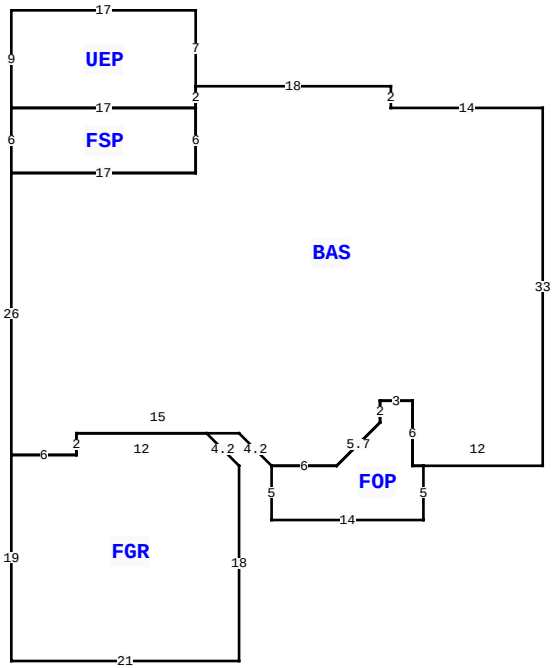
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	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	1,470	100		1,470	129,573
FGR	425	55		234	20,626
FOP	96	30		29	2,556
FSP	102	40		41	3,614
UEP	153	60		92	8,109
TOTALS	2,246			1,866	164,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,866	112.9080	124.20	231,757	1998	1998	0	0	0	29.03	70.97

1 SINGLE FAM 100% - 2000 Heated Area: 1470 HX Base Yr 2000



123 SW ROYAL CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		164,478
TOTAL MARKET OB/XF VALUE		5,466
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		204,944
SOH/AGL Deduction		67,633
ASSESSED VALUE		137,311
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		85,900
TOTAL JUST VALUE		204,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/1872	3/01/2023	LE	U	I	14	0
GRANTOR: SCANTLAN DONALD L						
GRANTEE: SCANTLAN DONALD L (						
0886/2004	8/23/1999	WD	Q	I		83,000
GRANTOR: D D P CORP						
GRANTEE: SCANTLAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 N2 W18 UEP= N7 W17 S9 E17 N2$ S2 FSP= W17 S6 E17 N6$ S6 W17 S26 FGR= S19 E21 N18 U3 L3 W12 S2 W6$ E6 N2 E15 R3 D3 FOP= S5 E14N5 W1 N6 W3 S2 D4 L4 W6$ E6 R4 U4 N2 E3 S6 E12 N33$.

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	1,812.00	UT	1.50	1.50	100	1998	1998	3	100	2,718	
2	0169	FENCE/WOOD	0	100	0	0	352.00	UT	7.50	7.50	70	1998	1998	3	70	1,848	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 5,466

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 08/04/2025 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS