LOT 1 KING'S WOOD S/D.

391-502, WD 1000-2418, WD 1130-1

BENNETT BRIAN K
158 SW CANTERBURY CT
LAKE CITY, FL 32024

2027

35-4S-16-03292-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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 01

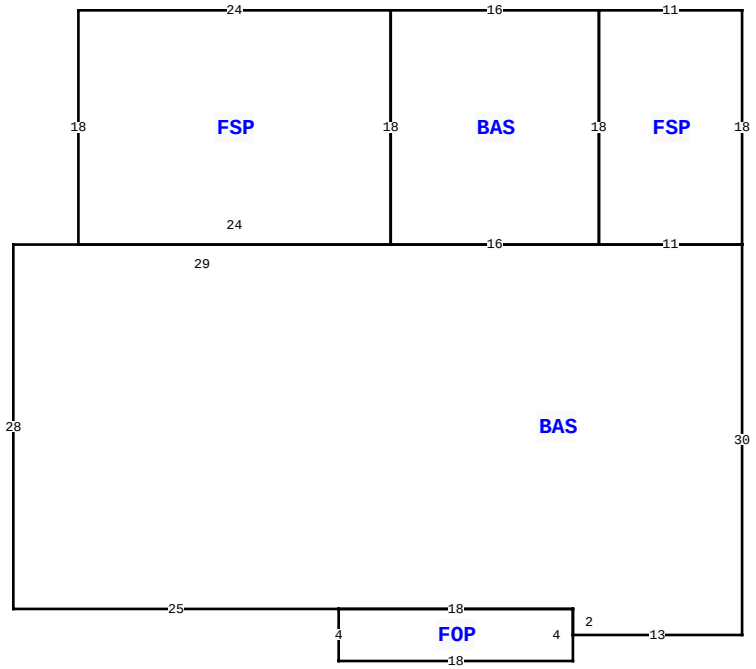
NEIGHBORHOOD/LOC 35416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	25,889
BAS	1,594	100		1,594	143,290
FOP	72	30		22	1,978
FSP	198	40		79	7,102
FSP	432	40		173	15,551
TOTALS	2,584			2,156	193,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,156	118.0080	129.81	279,870	1978	1995	0	0	0	30.75	69.25

1 SINGLE FAM 100% - 2013 Heated Area: 1882 HX Base Yr 2013



158 SW CANTERBURY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
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	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
3	0031	BARN,MT AE	0	100	22	26	572.00	UT	12.00	12.00	100	2009	2009	3	100	6,864	
4	0031	BARN,MT AE	0	100	36	40	1.00	UT	0.00	0.00	100	2014	2014	3	100	12,000	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	193,810
TOTAL MARKET OB/XF VALUE	22,664
TOTAL LAND VALUE - MARKET	22,240
TOTAL MARKET VALUE	238,714
SOH/AGL Deduction	64,652
ASSESSED VALUE	174,062
TOTAL EXEMPTION VALUE	HX HB VX 13 174,062
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	238,714
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049863	Roof Replacement	12,000	05/20/2024
27576	GARAGE	121	01/16/2009
10711	REMODEL	70	02/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1230/1665	2/27/2012	WD	Q	I	01	155,000
GRANTOR: PETER & ISOBEL M STAS						
GRANTEE: BRIAN K BENNETT						
1151/0261	5/23/2008	WD	Q	I		151,500
GRANTOR: WILLIAM P & LETITIA M						
GRANTEE: PETER & ISOBEL M ST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 BAS= N18 W16 S18 E16$ W16 FSP= N18 W24 S18 E24$ W29 S28 E25 FOP= S4 E18 N4 W18$ E18 S2 E13 N30$ FSP= N18 W11 S18 E11$.

LAND DESCRIPTION

TOTAL OB/XF 22,664

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		00	0.00	0.00	1.39	AC		1.00	1.00	1.00	16,000.00	16,000.00	22,240							

REVIEW DATE 01/23/2026 BY KS Total Acres: 1.39 Total Land Value: 22,240 Market: 0 Agricultural: 0 Common: 22,240 PRINTED 11/17/2026 BY SYS