

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

2026

35-4S-16-03292-001
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	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
Architectural Units	05	CONV	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
BAS	288	100	
BAS	1,594	100	
FOP	72	30	
FSP	198	40	
FSP	432	40	
TOTALS	2,584		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2013		284,959	1978	1995	0	0	30.75	69.25	
Heated Area: 1882 HX Base Yr 2013												
BLD DATE						LGL DATE	04/16/2026					MLU
XF DATE						LAND DATE						
INC DATE						AG DATE						

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			197,334
TOTAL MARKET OB/XF VALUE			22,664
TOTAL LAND VALUE - MARKET			22,240
TOTAL MARKET VALUE			242,238
SOH/AGL Deduction			73,246
ASSESSED VALUE			168,992
TOTAL EXEMPTION VALUE			168,992
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			242,238
NCON VALUE			800
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			248,775

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	Q	I	01	155,000
GRANTOR: PETER & ISOBEL M STAS						
GRANTEE: BRIAN K BENNETT						
1151/0261	5/23/2008	WD Q	Q	I		151,500
GRANTOR: WILLIAM P & LETITIA M						
GRANTEE: PETER & ISOBEL M ST						

EXTRA FEATURES																	
L N	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	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
4	0031	BARN, MT AE	0	100	22	26	572.00	UT	12.00	12.00	100	2009	2009	3	100	6,864	
5	0031	BARN, MT AE	0	100	36	40	1.00	UT	0.00	0.00	100	2014	2014	3	100	12,000	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025	4	100	800	
TOTALS															22,664		

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							