

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																				
Heated Area: 1882						HX Base Yr 2013																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/16/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/16/2026	MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
			04/16/2026	MLU																			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1		3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		200,858		
TOTAL MARKET OB/XF VALUE		22,664		
TOTAL LAND VALUE - MARKET		27,800		
TOTAL MARKET VALUE		251,322		
SOH/AGL Deduction		82,330		
ASSESSED VALUE		168,992		
TOTAL EXEMPTION VALUE		HX HB VX 13 168,992		
BASE TAXABLE VALUE		0		
TOTAL JUST VALUE		251,322		
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 / I	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															TOTAL OB/XF		
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		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	20,000.00	20,000.00	27,800							