LOT 4 KING'S WOOD S/D.

446-610, 779-2180, DC 1404-60, P

ESEMCLB LLC
517 HARDWOOD CIRCLE
ORLANDO, FL 32828

2027

35-4S-16-03292-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
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

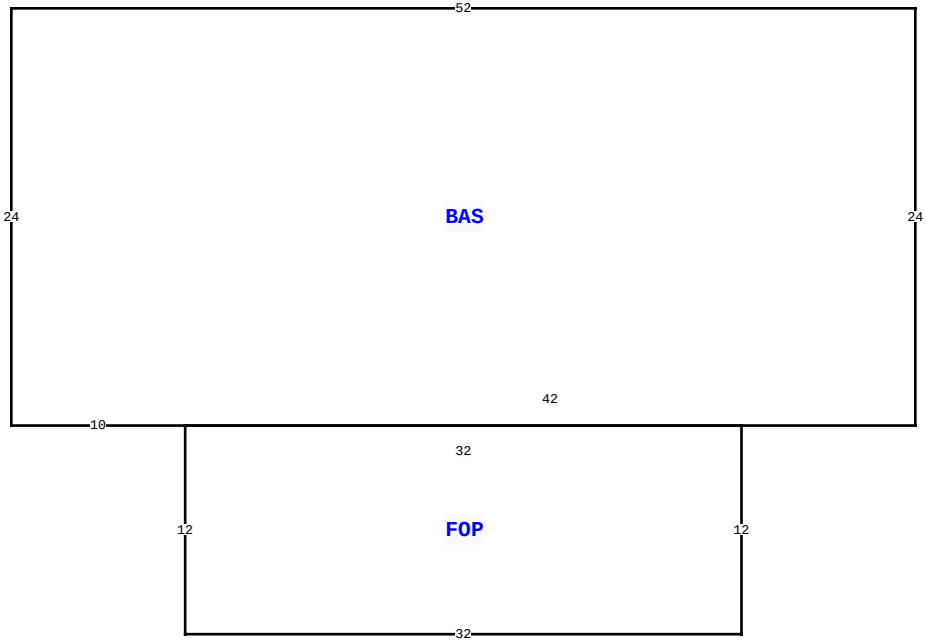
NEIGHBORHOOD/LOC 35416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	38,713
FOP	384	30		115	3,567
TOTALS	1,632			1,363	42,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,363	112.8000	124.08	169,121	1994	1994	0	0	40	35.00	25.00

1 SINGLE FAM 0% - 2022 Heated Area: 1248 HX Base Yr



137 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
3	0060	CARPORT F	0	0	18	20	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	42,280
TOTAL MARKET OB/XF VALUE	3,300
TOTAL LAND VALUE - MARKET	23,520
TOTAL MARKET VALUE	69,100
SOH/AGL Deduction	0
ASSESSED VALUE	69,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,100
TOTAL JUST VALUE	69,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32391	MAINT/ALTR	45	10/13/2014
8264	SFR	37,000	04/13/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1453/1521	11/17/2021	WD	Q	I	01	60,000
GRANTOR: CLARK ALBERT						
GRANTEE: ESEMCLB LLC						
1415/892	7/14/2021	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: SNYDER CODY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S24 E10 FOP= S12 E32 N12 W32$ E42 N24$.

LAND DESCRIPTION

TOTAL OB/XF 3,300

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		00	161.00	404.00	1.47	AC		1.00	1.00	1.00	16,000.00	16,000.00	23,520							

REVIEW DATE 01/23/2026 BY KS Total Acres: 1.47 Total Land Value: 23,520 Market: 0 Agricultural: 0 Common: 23,520 PRINTED 11/17/2026 BY SYS