

LOT 7 KING'S WOOD S/D.
790-1463, DC 1029-1215, LE 1535-

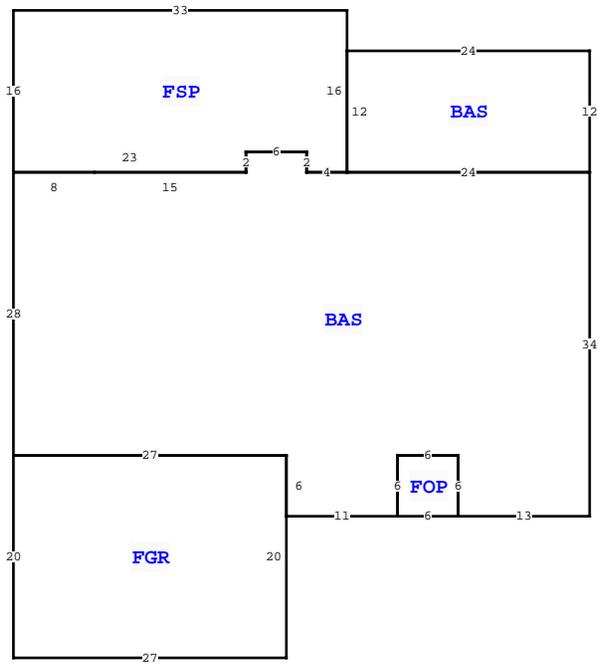
KRAFT GRACE I
227 SW CANTERBURY CT
LAKE CITY, FL 32024

2026

35-4S-16-03292-007
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	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		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
BAS	288	100	
BAS	1,752	100	
FGR	540	55	
FOP	36	30	
FSP	516	40	
TOTALS	3,132		

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%	1995								
Heated Area: 2040											
HX Base Yr 1995											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			229,112
TOTAL MARKET OB/XF VALUE			3,019
TOTAL LAND VALUE - MARKET			29,400
TOTAL MARKET VALUE			261,531
SOH/AGL Deduction			114,698
ASSESSED VALUE			146,833
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			90,422
TOTAL JUST VALUE			261,531
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			257,834
LAND:1:1: 1.49 AC			
SALE:1:1: LOT 7 KING'S WOOD---PAID TOO MUCH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
8707	SFR	48,000	08/09/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/942	3/10/2025	LE U		I	14	100
GRANTOR: KRAFT GRACE I						
GRANTEE: KRAFT GRACE I (ENH						
0790/1463	5/19/1994	WD U	V		12	10,000
GRANTOR: ELAINE TOLAR						
GRANTEE: LARRY M & GRACE I K						

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	UT	1.50	1.50	100	0	0	3	100	819	
2	0210	GARAGE U	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200	

TOTAL OB/XF									
3,019									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/16/2026 MLU									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W8 S28 FGR= S20 E27 N20W27S E27 S6 E11 FOP= E6 N6 W6S6S N6 E6 S6 E13 N34 BAS= N12W24 S12 E24S W24 FSP= N16 W33 S16 E23 N2 E6 S2 E4S W4 N2 W6 S2 W15S.									

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	1.47	AC		1.00	1.00	1.00	20,000.00	20,000.00	29,400							