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

2027

35-4S-16-03292-007

BUILDING CHARACTERISTICS

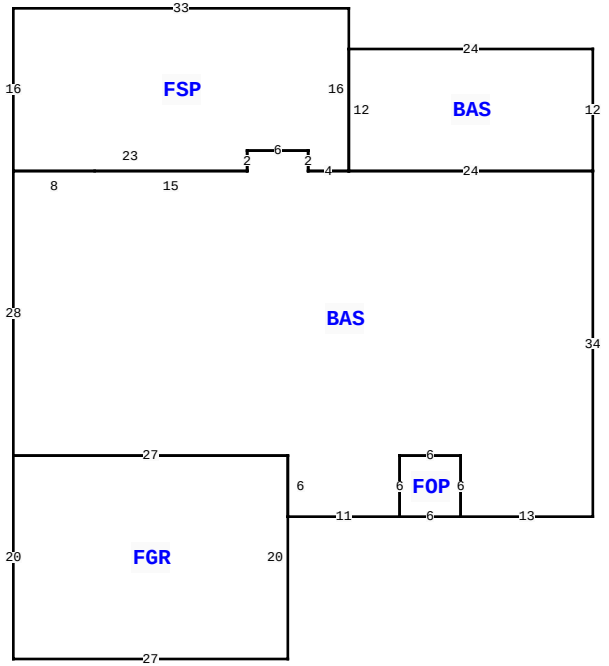
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	24,930
BAS	1,752	100		1,752	151,654
FGR	540	55		297	25,709
FOP	36	30		11	952
FSP	516	40		206	17,832
TOTALS	3,132			2,554	221,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,554	114.0480	125.45	320,399	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 1995 Heated Area: 2040 HX Base Yr 1995



227 SW CANTERBURY CT, LAKE CITY

BLD DATE		LGL DATE	04/16/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		221,075
TOTAL MARKET OB/XF VALUE		3,019
TOTAL LAND VALUE - MARKET		23,520
TOTAL MARKET VALUE		247,614
SOH/AGL Deduction		96,376
ASSESSED VALUE		151,238
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		94,827
TOTAL JUST VALUE		247,614
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,632

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 S28 FGR= S20 E27 N20W27$ E27 S6 E11 FOP= E6 N6 W6S6$ N6 E6 S6 E13 N34 BAS= N12W24 S12 E24$ W24 FSP= N16 W33 S16 E23 N2 E6 S2 E4$ W4 N2 W6 S2 W15$.

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	546.00	UT	1.50	1.50	100	0	0	3	100	819	
2	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,019

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	1.47	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 11/16/2026 BY SYS