LOT 8 KING'S WOOD S/D.

ORB 655-522, 694-69,

FREEMAN DAVID/FREEMAN DEBORAH BISHOP
241 SW CANTERBURY CT
LAKE CITY, FL 32025

2027

35-4S-16-03292-008

BUILDING CHARACTERISTICS

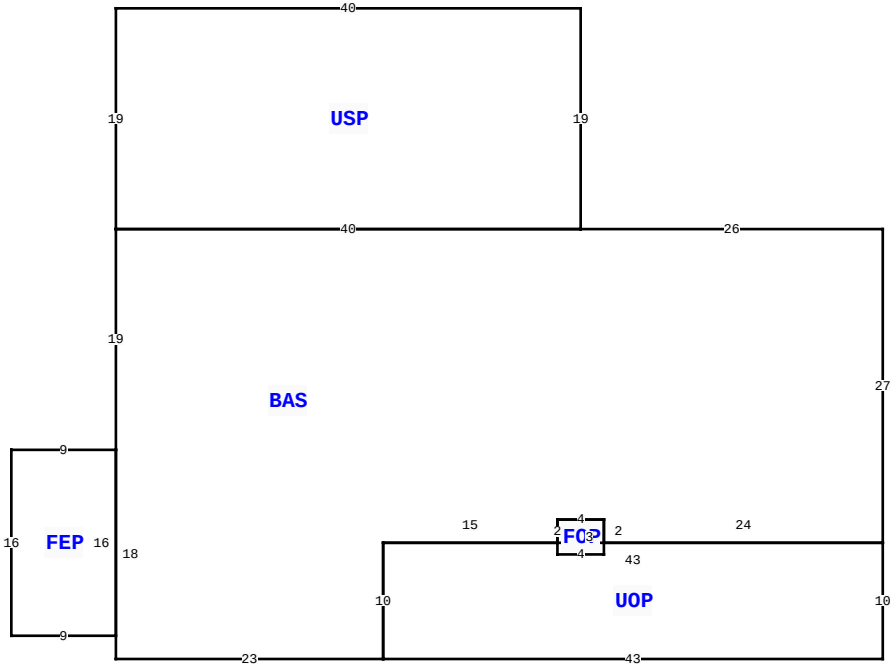
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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	2,004	100		2,004	158,188
FEP	144	80		115	9,078
FOP	12	30		4	316
UOP	430	20		86	6,789
USP	760	35		266	20,997
TOTALS	3,350			2,475	195,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,475	110.4000	121.44	300,564	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2004 HX Base Yr



241 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		195,367
TOTAL MARKET OB/XF VALUE		28,950
TOTAL LAND VALUE - MARKET		23,680
TOTAL MARKET VALUE		247,997
SOH/AGL Deduction		81,014
ASSESSED VALUE		166,983
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		110,572
TOTAL JUST VALUE		247,997
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,552

LAND:1:1: PLAT SAYS 1.52 AC FOR LOT 8 KING'S WOOD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047521	Roof Replacement	15,000	06/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0694/0069	8/11/1989	WD	Q	I		79,500
GRANTOR: DANIEL						
GRANTEE: FREEMAN						
0655/0522	6/09/1988	WD	Q	I		64,000
GRANTOR: DANNELS DALE G &						
GRANTEE: DANIEL CHARLES E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 USP= N19 W40 S19 E40$ W40 S19 FEP= W9 S16 E9 N16$ S18 E23 UOP= E43 N10 W43 S10$ N10E15 FOP= S1 E4 N3 W4 S2$ N2 E4 S2 E24 N27$.

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	750	
5	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
8	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	10,800.00	10,800.00	100	2026	2025		100	10,800	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

TOTAL OB/XF 16,950

LAND DESCRIPTION

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	161.00	403.00	1.48	AC		1.00	1.00	1.00	16,000.00	16,000.00	23,680							

REVIEW DATE 04/13/2026 BY KS Total Acres: 1.48 Total Land Value: 23,680 Market: 0 Agricultural: 0 Common: 23,680 PRINTED 11/16/2026 BY SYS

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MARKET ADJUSTMENTS

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0030	BARN,MT	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		100	6,000	
12	0294	SHED WOOD/	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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

REVIEW DATE 04/13/2026 BY KS Total Acres: 1.48 Total Land Value: 23,680 Market: 0 Agricultural: 0 Common: 23,680 PRINTED 11/16/2026 BY SYS