LOT 9 KING'S WOOD S/D.

677-455, 751-505, 899-1924, 925-

LARKIN EDWINA
240 SW CANTERBURY CT
LAKE CITY, FL 32024

2027

35-4S-16-03292-009

BUILDING CHARACTERISTICS

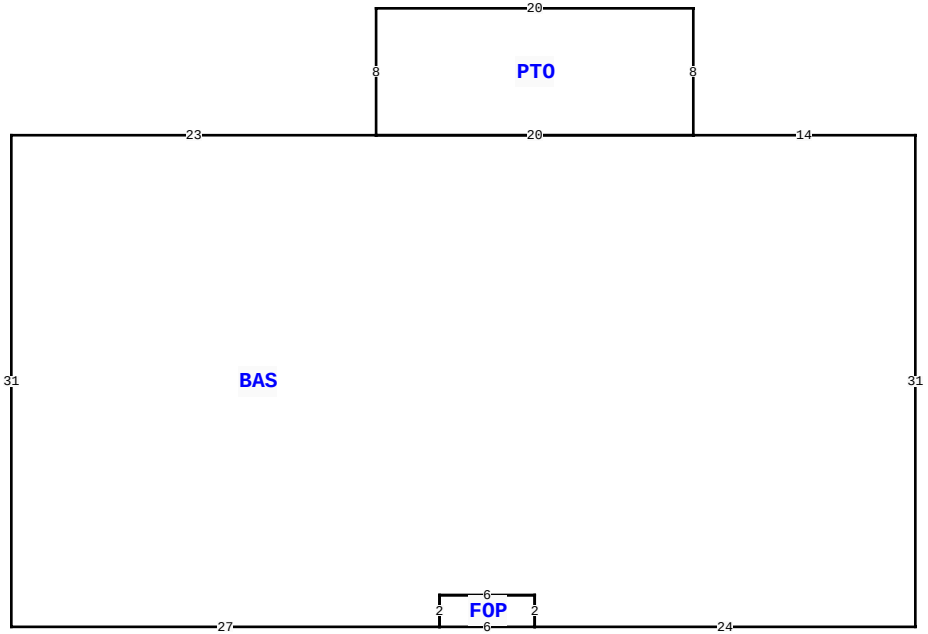
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,755	100		1,755	137,734
FOP	12	30		4	314
PTO	160	5		8	628
TOTALS	1,927			1,767	138,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,767	109.7600	120.74	213,348	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 1755 HX Base Yr 2002



240 SW CANTERBURY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
4	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2026	2025		100	1,800	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		138,676
TOTAL MARKET OB/XF VALUE		6,400
TOTAL LAND VALUE - MARKET		27,200
TOTAL MARKET VALUE		172,276
SOH/AGL Deduction		63,798
ASSESSED VALUE		108,478
TOTAL EXEMPTION VALUE	WX HX HB	56,411
BASE TAXABLE VALUE		52,067
TOTAL JUST VALUE		172,276
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0925/2981	5/14/2001	WD	Q	I		96,285
GRANTOR: CLEVELAND & JEANETTE						
GRANTEE: BRUCE & EDWINA LARK						
0899/1924	3/29/2000	WD	Q	I		88,000
GRANTOR: JOHNSON'S						
GRANTEE: CLEVELAND & JEANETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S31 E27 FOP= E6 N2W6 S2$ N2 E6 S2 E24 N31 W14 PTO= N8 W20 S8 E20$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 6,400

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	1.70	AC		1.00	1.00	1.00	16,000.00	16,000.00	27,200							

REVIEW DATE 01/23/2026 BY KS Total Acres: 1.70 Total Land Value: 27,200 Market: 0 Agricultural: 0 Common: 27,200 PRINTED 11/16/2026 BY SYS