LOT 1 PINE WIND ESTATES S/D UNIT
661-250, 816-758, 661-250, 816-7

PADGETT CLAYTON ALAN/PADGETT KARA LAVON
796 SW ALLISON TER
LAKE CITY, FL 32024

2026

11-5S-15-00431-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

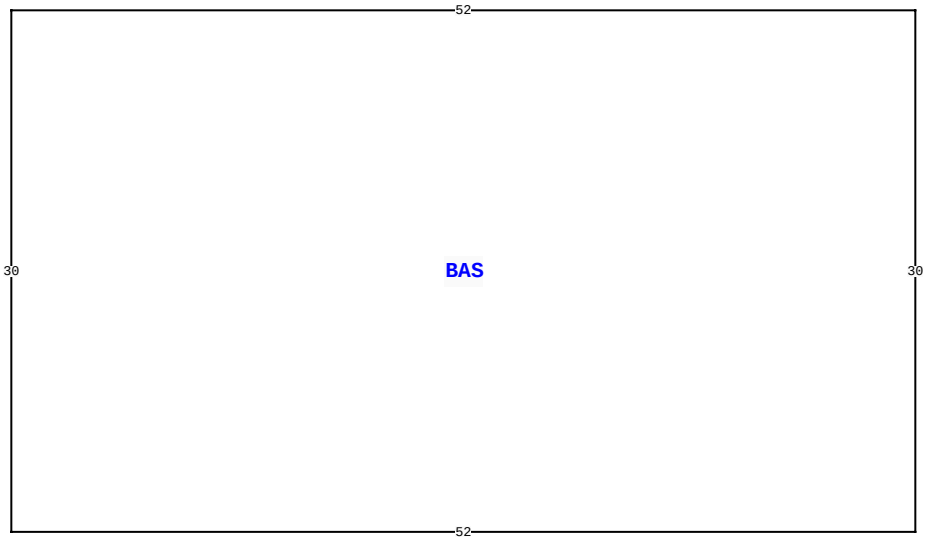
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 11515.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	156,556
TOTALS	1,560			1,560	156,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,560	113.9000	112.76	175,906	2019	2019	0	0	0	11.00	89.00

1 MANUF 2 0% - 2023 Heated Area: 1560 HX Base Yr



796 SW ALLISON TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	156,556
TOTAL MARKET OB/XF VALUE	12,500
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	217,056
SOH/AGL Deduction	0
ASSESSED VALUE	217,056
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,056
TOTAL JUST VALUE	217,056
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37709	M H	651	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1457/1237	1/21/2022	WD	Q	I	01	200,000
GRANTOR: KENNINGTON KRAIG						
GRANTEE: PADGETT CLAYTON ALA						
1358/2318	4/23/2018	WD	Q	V	01	23,000
GRANTOR: LAURA FLEGEAU						
GRANTEE: KRAIG KENNINGTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S30 E52 N30$.

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	0060	CARPORT F	0	0	20	30	1.00	UT	3,000.00	3,000.00	100	2022	2021		100	3,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0081	DECKING WI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2022	2021		100	1,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2022	2021		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 12,500

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.20	40,000.00	48,000.00	48,000							

REVIEW DATE 01/26/2022 BY CP Total Acres: 4.01 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/05/2025 BY SYS