LOT 2 WINDSOR COURT S/D PHASE 1.
978-1565,

DAVIS PAUL R/DAVIS JANICE F
160 NW KENSINGTON LN
LAKE CITY, FL 32055

2026

27-3S-16-02315-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

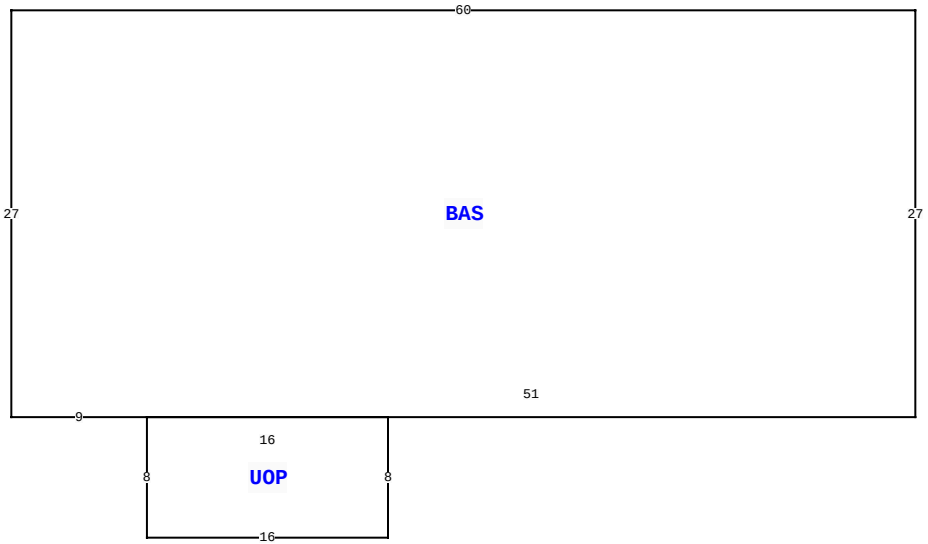
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	94,562
UOP	128	25		32	1,868
TOTALS	1,748			1,652	96,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,652	112.9000	106.13	175,327	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2004 Heated Area: 1620 HX Base Yr 2004



160 NW KENSINGTON LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		96,430
TOTAL MARKET OB/XF VALUE		12,340
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		131,270
SOH/AGL Deduction		61,560
ASSESSED VALUE		69,710
TOTAL EXEMPTION VALUE	HX HB	44,710
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		131,270
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20540	M H	125	03/20/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0978/1565	3/19/2003	WD	Q	V		16,900

GRANTOR: K G M J DEVELOPMENT C

GRANTEE: PAUL R & JANICE F D

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E9 UOP= S8 E16 N8 W16$ E51 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	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	920.00	UT	2.00	2.00	100	2003	2003	3	100	1,840	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 12,340

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	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 03/16/2023 BY KS Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/18/2025 BY SYS