LOT 4 WINDSOR COURT PHASE 1.
WD 1039-1977, WD 1039-1978, FJ D

SETZER CHARLES E/SETZER SHERRY R
208 NW KENSINGTON LN
LAKE CITY, FL 32055

2026

27-3S-16-02315-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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		3 100
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

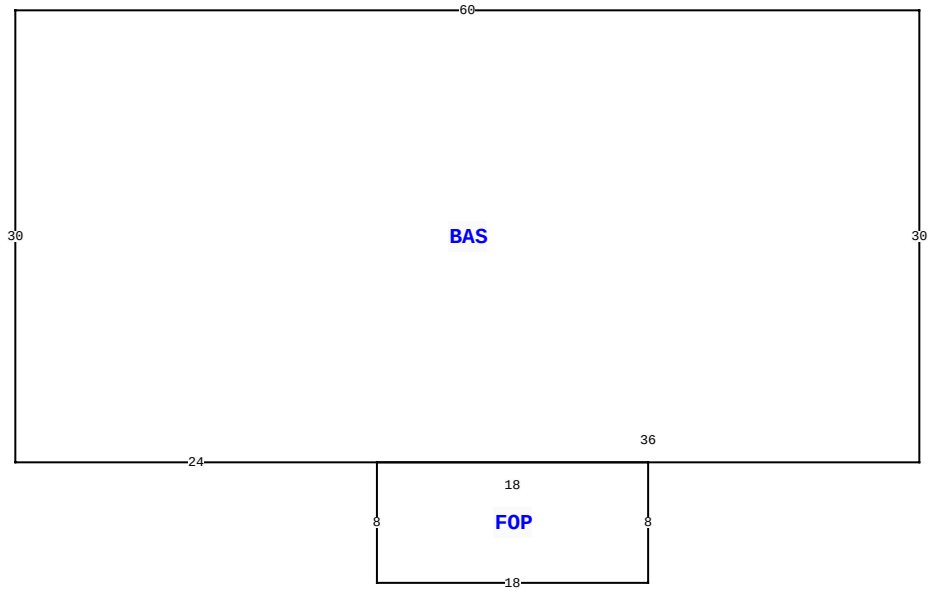
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	27316.090	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	107,950
FOP	144	35		50	2,999
TOTALS	1,944			1,850	110,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,850	116.0000	109.04	201,724	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2015 Heated Area: 1800 HX Base Yr 2015



208 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		110,948
TOTAL MARKET OB/XF VALUE		16,568
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		150,016
SOH/AGL Deduction		65,380
ASSESSED VALUE		84,636
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		33,914
TOTAL JUST VALUE		150,016
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22843	M H	400	02/24/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1273/0812	4/03/2014	WD	Q	I	01	75,000
GRANTOR: CHRISTOPHER R & REBEC						
GRANTEE: CHARLES E & SHERRY						
1113/1450	3/12/2007	WD	Q	I		120,000
GRANTOR: CONSTANCE L ROLLBERG						
GRANTEE: CHRISTOPHER & REBEC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E24 FOP= S8 E18 N8 W18$ E36 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	0166	CONC,PAVMT	0	100	0	0	1,116.00	UT	3.00	3.00	100	2007	2007	3	100	3,348	
2	0296	SHED METAL	0	100	6	10	60.00	UT	12.00	12.00	100	2007	2007	3	100	720	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,500	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 16,568

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 09/30/2025 BY SYS