LOT 5 WINDSOR COURT S/D PHASE 1.
WD 1036-2624, 2625, WD 1268-1518

BUNNELL EDWARD DAVID/BUNNELL BETH A
232 NW KENSINGTON LN
LAKE CITY, FL 32055-5177

2026

27-3S-16-02315-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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
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

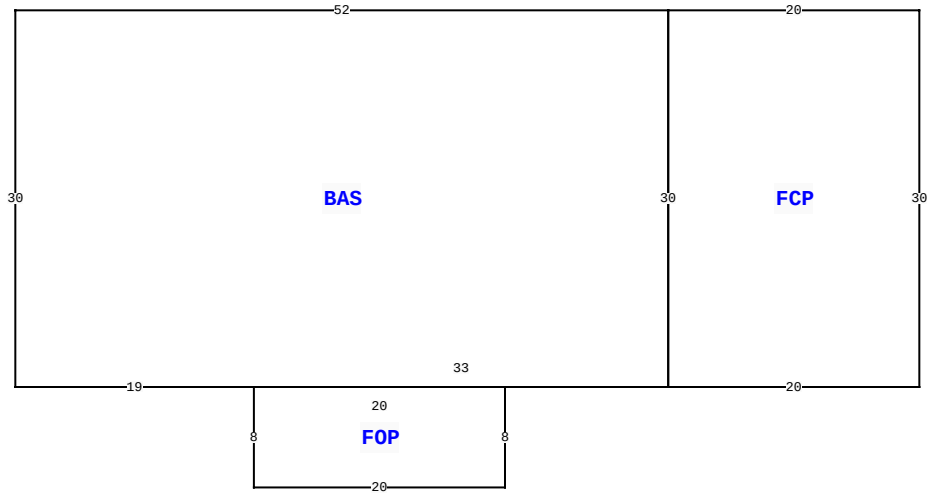
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 27316.090 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	97,598
FCP	600	25		150	9,385
FOP	160	35		56	3,504
TOTALS	2,320			1,766	110,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,766	114.9000	113.75	200,882	2005	2005	0	0	0	45.00	55.00

1 MANUF 2 100% - 2021 Heated Area: 1560 HX Base Yr 2021



232 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		110,485
TOTAL MARKET OB/XF VALUE		11,242
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		144,227
SOH/AGL Deduction		46,421
ASSESSED VALUE		97,806
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		47,084
TOTAL JUST VALUE		144,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22845	M H	400	02/24/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1403/2323	1/21/2020	WD	Q	I	01	103,000
GRANTOR: WILLIAM J & MARILEE S						
GRANTEE: EDWARD DAVID & BETH						
1268/1518	1/17/2014	WD	Q	I	01	79,000
GRANTOR: NANCY Y RABORN						
GRANTEE: WILLIAM J & MARILEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S30 E19 FOP= S8 E20 N8 W20$ E33 FCP= E20 N30 W20 S30$ 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	714.00	UT	3.00	3.00	100	2007	2007	3	100	2,142	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 11,242

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