



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 80
Interior Floo	14	CARPET 20
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		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	100,231
UOP	144	25		36	2,313
TOTALS	1,704			1,596	102,545

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0202	02	1,596	118.0000	116.82	186,445	2005	2005	0	0	45.00	55.00

1 MANUF 2

100% - 2021

Heated Area: 1560

HX Base Yr 2021

The diagram illustrates a floor plan layout. It features a large central rectangle labeled 'BAS' with dimensions 30 (left), 52 (top), and 30 (right). Below this rectangle is a smaller rectangle labeled 'UOP'. The 'UOP' rectangle has a width of 18 and a height of 8. The horizontal distance from the left edge of the 'BAS' rectangle to the left edge of the 'UOP' rectangle is 15. The horizontal distance from the right edge of the 'UOP' rectangle to the right edge of the 'BAS' rectangle is 37. The vertical distance from the bottom edge of the 'BAS' rectangle to the bottom edge of the 'UOP' rectangle is 18.

BID DATE	LCI DATE

256 NW KENSINGTON LN, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/21/2023 MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	12	20	240.00	UT	14.00	14.00	100
2	0166	CONC, PAVMT	0	100	0	0	1,040.00	UT	3.00	3.00	100
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100

TOTAL OB/XF 13,480

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		RSF/MH	0.00	0.00	1.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	22,500.00	22,500.00	22,500							

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	102,545
TOTAL MARKET OB/XF VALUE	13,480
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	138,525
SOH/AGL Deduction	43,420
ASSESSED VALUE	95,105
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	44,383
TOTAL JUST VALUE	138,525
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39118	MAINT/ALTR	0	01/07/2020
21898	M H	365	05/20/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1410/0711	4/21/2020	WD Q	I	01	
GRANTOR: CHARLES & CATHERINE A					
GRANTEE: ALEXANDRA KELLY & S					
1334/1401	3/29/2017	CT U	I	18	
GRANTOR: CLERK OF COURT					
GRANTEE: CHARLES CAREY					

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S30 E15 UOP= S8 E18 N8 W18\$ E37 N30\$.