LOT 7 WINDSOR COURT S/D PHASE 1.
WD 1070-359, WD 1113-610, CT 124

COLEMAN JOHN F
280 NW KENSINGTON LN
LAKE CITY, FL 32055

2026

27-3S-16-02315-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

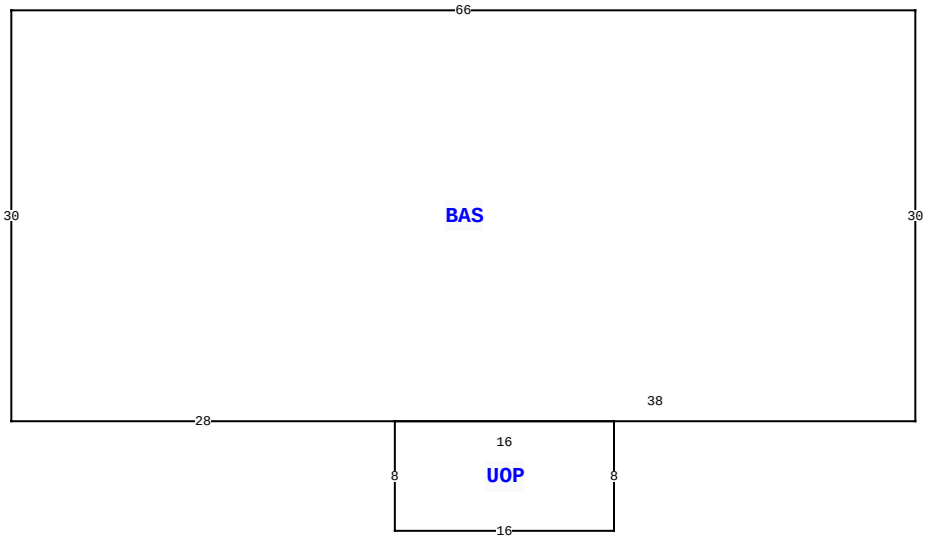
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	1,980	100		1,980	118,744
UOP	128	25		32	1,919
TOTALS	2,108			2,012	120,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,012	116.0000	109.04	219,388	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2016 Heated Area: 1980 HX Base Yr 2016



280 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		120,663
TOTAL MARKET OB/XF VALUE		12,837
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		156,000
SOH/AGL Deduction		68,988
ASSESSED VALUE		87,012
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		36,290
TOTAL JUST VALUE		156,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24255	M H	427	03/17/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1288/2332	1/21/2015	WD	Q	I	01	77,000
GRANTOR: IRONWOOD HOMES OF LAK						
GRANTEE: JOHN F COLEMAN						
1271/1784	3/24/2014	WD	U	I	18	45,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: IRONWOOD HOMES OF L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S30 E28 UOP= S8 E16 N8 W16$ E38 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	1,054.00	UT	3.00	3.00	100	2006	2006	3	100	3,162	
2	0120	CLFENCE 4	0	100	0	0	250.00	UT	7.50	7.50	100	2007	2007	3	100	1,875	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 12,837

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 11/05/2025 BY SYS