

LOT 8 WINDSOR COURT S/D PHASE 1.
WD 1070-358, WD 1082-985, WD 108

METIVIER MICHELLE LYNN
304 NW KENSINGTON LN
LAKE CITY, FL 32055

2026

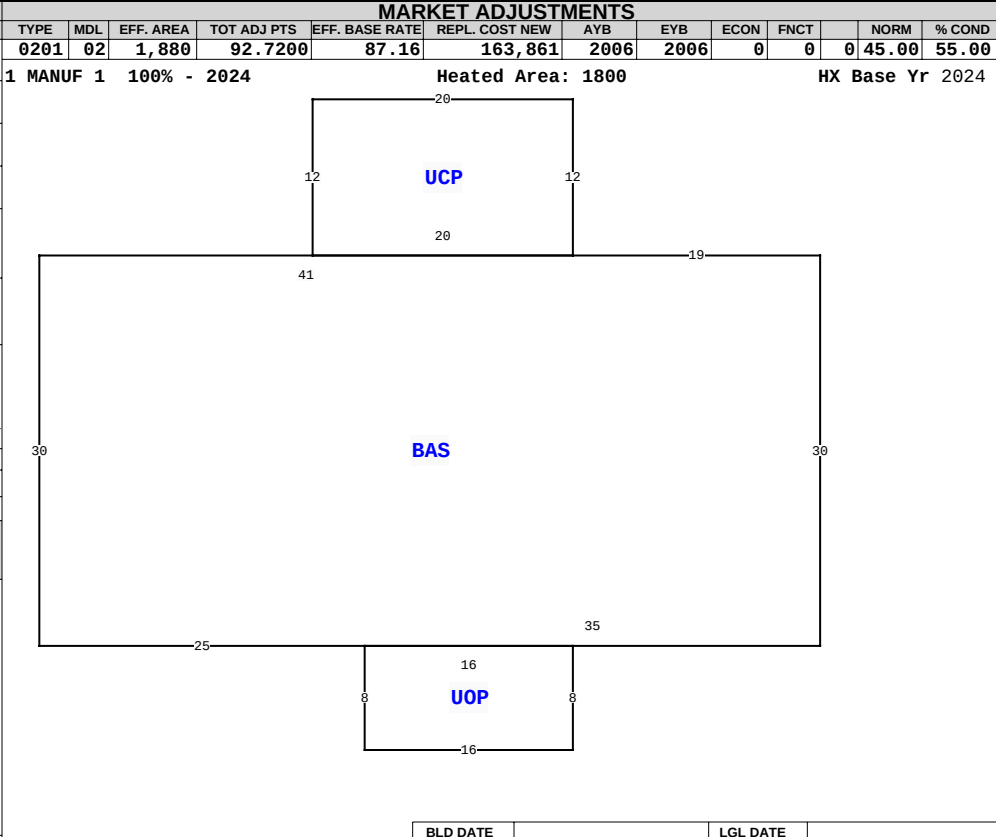
27-3S-16-02315-108



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 90
Interior Floo	08	SHT VINYL 10
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	01	01 100
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	86,288
UCP	240	20		48	2,301
UOP	128	25		32	1,534
TOTALS	2,168			1,880	90,124



304 NW KENSINGTON LN, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

N	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	2.50	2.50	100	2006	2006	3	100	2,635	
2	0120	CLFENCE 4	0	100	0	0	260.00	UT	7.50	7.50	100	2007	2007	3	100	1,950	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION										TOTAL OB/XF						11,585		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
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		

COLUMBIA COUNTY PROPERTY														
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 2										Tax Dist:				
BUILDING MARKET VALUE										90,124				
TOTAL MARKET OB/XF VALUE										11,585				
TOTAL LAND VALUE - MARKET										22,500				
TOTAL MARKET VALUE										124,209				
SOH/AGL Deduction										0				
ASSESSED VALUE										124,209				
TOTAL EXEMPTION VALUE										HX HB 50,722				
BASE TAXABLE VALUE										73,487				
TOTAL JUST VALUE										124,209				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										124,209				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046738	Roof Replacement	13,300	03/14/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1485/2327	2/24/2023	WD	Q	I	01	139,000	
GRANTOR: ATKINS TERRI							
GRANTEE: METIVIER MICHELLE L							
1472/1937	8/04/2022	WD	U	I	11	100	
GRANTOR: JONES JOHN A							
GRANTEE: ATKINS TERRI							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W19 W41 S30 E25 E35 N30 \$									
UCP=[ORIG=-19,0] N12 W20 S12 E20 \$									
UOP=[ORIG=-35,30] S8 E16 N8 W16 \$									