LOT 9 WINDSOR COURT S/D PHASE 1.
WD 1058-1266, LE 1231-1440, DC 1

WHARTON REBECCA/WHARTON ALYSSA
332 NW KENSINGTON LN
LAKE CITY, FL 32055

2026

27-3S-16-02315-109

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	13	LAM/VNLPLK 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

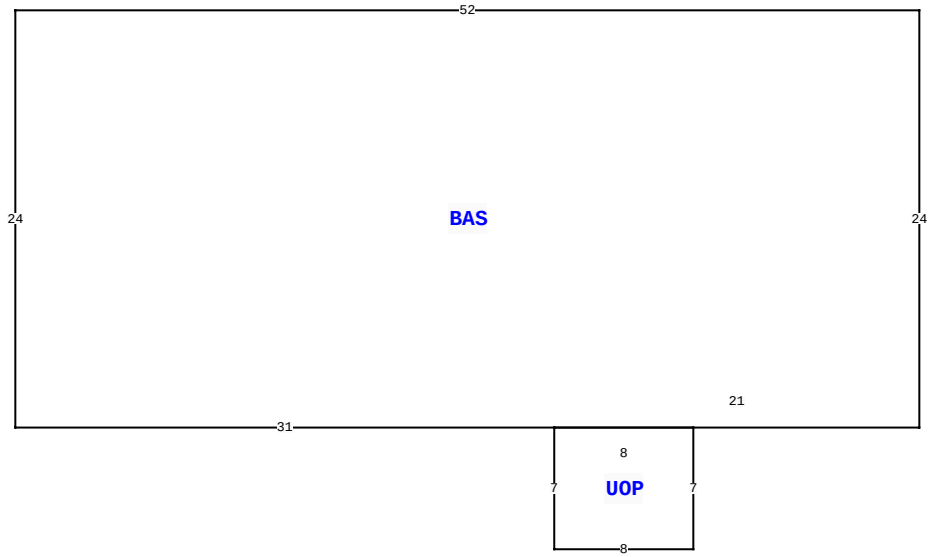
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	27316.090	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	75,490
UOP	56	25		14	847
TOTALS	1,304			1,262	76,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,262	117.0000	109.98	138,795	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 1248 HX Base Yr 2023



332 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		76,337
TOTAL MARKET OB/XF VALUE		18,420
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		117,257
SOH/AGL Deduction		0
ASSESSED VALUE		117,257
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		66,535
TOTAL JUST VALUE		117,257
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047880	Roof Replacement	7,700	08/11/2023
23618	M H	0	09/15/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1478/1877	11/02/2022	WD	Q	I	01	140,000
GRANTOR: MADERO MARK						
GRANTEE: WHARTON REBECCA						
1370/0331	10/05/2018	WD	Q	I	01	80,000
GRANTOR: LLOYD L & KAREN V STR						
GRANTEE: MARK & SHARON BALDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S24 E31 UOP= S7 E8 N7 W8$ E21 N24$.

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	0296	SHED METAL	0	100	8	10	80.00	UT	12.00	12.00	100	2007	2007	3	100	960	
2	0166	CONC,PAVMT	0	100	12	76	912.00	UT	3.00	3.00	100	2007	2007	3	100	2,736	
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	424.00	UT	13.50	13.50	100	2007	2007	3	100	5,724	
5	0081	DECKING WI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 18,420

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 10/07/2024 BY JS Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/05/2025 BY SYS