

LOT 12 WINDSOR COURT S/D PHASE 1
WD 1040-1146, WD 1043-2697, WD 1

PLANET HOME LENDING LLC
321 RESEARCH PARKWAY, SUITE 303
MERIDEN, CT 06540

2026

27-3S-16-02315-112



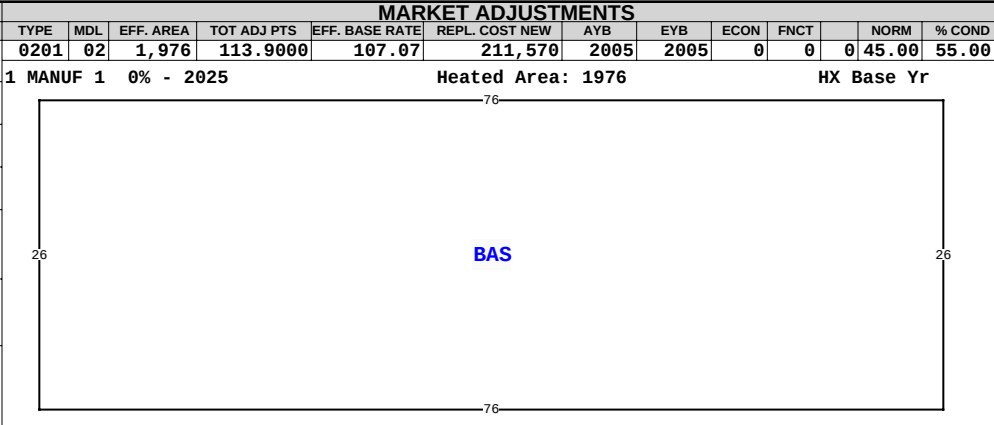
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	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	1,976	100		1,976	116,364
TOTALS	1,976			1,976	116,364

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	12	42	504.00	UT	2.00	2.00	1,008
2	0262	PRCH, FOP	0	0	0	0	1.00	UT	0.00	0.00	600
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	7,000
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	800

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	0200	C	MBL HM	0		RSF/MH	0.00	0.00	1.00	LT	



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

TOTAL OB/XF											
9,408											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		116,364	
TOTAL MARKET OB/XF VALUE		9,408	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		148,272	
SOH/AGL Deduction		0	
ASSESSED VALUE		148,272	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		148,272	
TOTAL JUST VALUE		148,272	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		148,272	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23010	M H	365	04/08/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1554/450	11/12/2025	CT	U	I	18
GRANTOR: CHILDS JOHN T					
GRANTEE: PLANET HOME LENDING					
1509/1115	2/29/2024	PB	U	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: CHILDS JOHN T					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W76 S26 E76 N26\$.											