

LOT 16 WINDSOR COURT S/D PHASE 1
WD 1063-1180, WD 1063-1181, WD 1

JOHNS VIOLA GAIL/TYRE KARMEN
197 NW BUCKINGHAM DR
LAKE CITY, FL 32055

2026

27-3S-16-02315-116



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	1,352	100		1,352	79,617
FOP	128	35		45	2,650
FOP	144	35		50	2,945
UCP	390	20		78	4,593
TOTALS	2,014			1,525	89,805

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	100	0	0	1,032.00	UT	2.00	2.00	
2	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0296	SHED METAL	0	100	10	8	80.00	UT	5.00	5.00	
5	0120	CLFENCE	4	0	100	0	50.00	UT	7.50	7.50	

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,525	113.9000	107.07	163,282	2006	2005	0	0	0	45.00	55.00
1 MANUF 1 100% - 2015				Heated Area: 1352				HX Base Yr 2015				
12 12												

				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	
				INC DATE		AG DATE	
				04/21/2023			MLU

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				89,805	
TOTAL MARKET OB/XF VALUE				10,839	
TOTAL LAND VALUE - MARKET				22,500	
TOTAL MARKET VALUE				123,144	
SOH/AGL Deduction				55,068	
ASSESSED VALUE				68,076	
TOTAL EXEMPTION VALUE		HX HB		43,076	
BASE TAXABLE VALUE				25,000	
TOTAL JUST VALUE				123,144	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				123,144	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23352	M H	0	07/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1260/1679	8/26/2013	WD	Q	I	01	60,000	
GRANTOR: LINDA S TIVY							
GRANTEE: VIOLA GAIL JOHNS &							
1215/1277	5/31/2011	WD	Q	I	01	60,000	
GRANTOR: LANNY B & CAROL A ROS							
GRANTEE: LINDA S TIVY							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W40 FOP= N12 W12 S12 E12\$ W12 S26 E16 FOP= S8E16 N8 W16\$ E36 UCP= E15 N26 W15 S26\$ N26\$.											