

LOT 22 WINDSOR COURT S/D PH 1.
904-1603, WD 1003-21, WD 1023-16

MINSHEW JOHN IRA JR AKA MINSHEW JOHN
157 NW COBBLESTON TER
LAKE CITY, FL 32055

2026

27-3S-16-02315-122



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 80
Interior Floo	13	LAM/VNLPLK 20
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

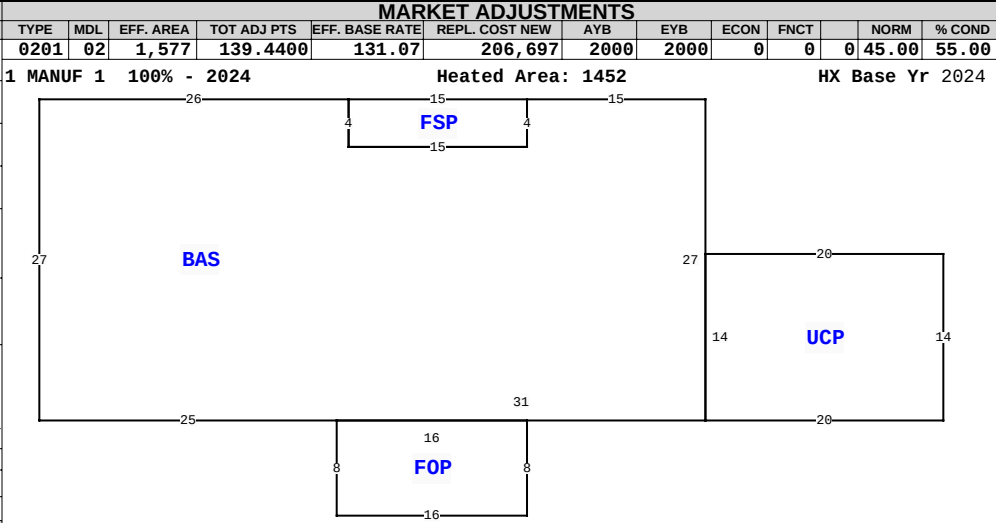
Quality	07	07
DOR CODE	0200MOBILE HOME	
MAP NUM		06
NEIGHBORHOOD/LOC	27316.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,452	100		1,452	104,673
FOP	128	35		45	3,244
FSP	60	40		24	1,730
UCP	280	20		56	4,037

TOTALS	1,920			1,577	113,683
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00
4	0296	SHED METAL	0	100	12	16	192.00	UT	12.00
5	9946	Well	0	100	0	0	1.00	UT	4,000.00
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00

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



157 NW COBBLESTONE TER, LAKE CITY									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/21/2023 MLU									

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					113,683				
TOTAL MARKET OB/XF VALUE					13,504				
TOTAL LAND VALUE - MARKET					22,500				
TOTAL MARKET VALUE					149,687				
SOH/AGL Deduction					10				
ASSESSED VALUE					149,677				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					98,955				
TOTAL JUST VALUE					149,687				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					149,687				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16525	M H	125	01/24/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1462/116	3/14/2022	WD	Q	I	01	154,900	
GRANTOR: BROWN ANTHONY W							
GRANTEE: MINSHEW JOHN IRA JR							
1368/0575	9/04/2018	WD	Q	I	01	82,000	
GRANTOR: GLEN A & CAROLE A KNO							
GRANTEE: ANTHONY W BROWN & G							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W15 FSP= W15 S4 E15 N4\$ S4 W15 N4 W26 S27 E25 FOP= S8 E16 N8 W16\$ E31 UCP= E20 N14 W20 S14\$ N27\$.									