LOT 24 WINDSOR COURT S/D PH. 1

WD 1061-2573, 1067-2694, WD 1152

PHILMORE ERIC L
177 NE KENSINGTON LN
LAKE CITY, FL 32055

2026

27-3S-16-02315-124

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

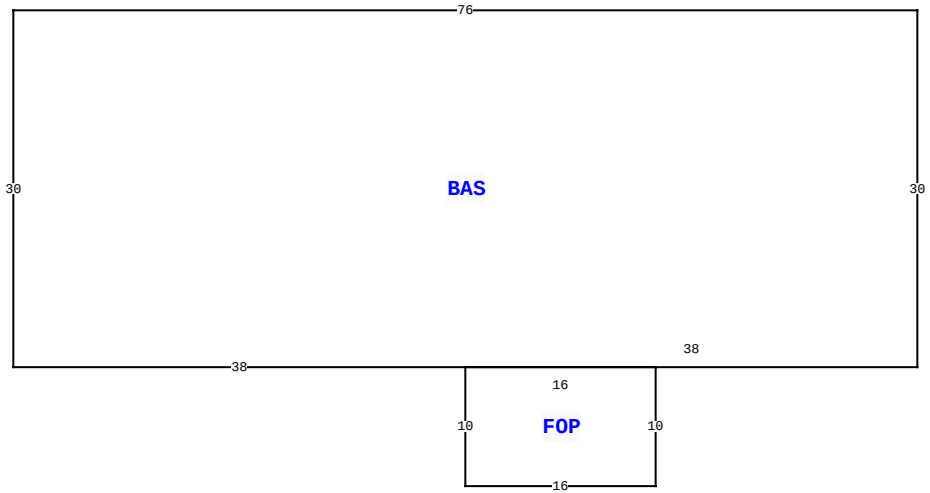
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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		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	2,280	100		2,280	136,623
FOP	160	35		56	3,356
TOTALS	2,440			2,336	139,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,336	115.9000	108.95	254,507	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2009 Heated Area: 2280 HX Base Yr 2009



177 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		139,979
TOTAL MARKET OB/XF VALUE		12,820
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		175,299
SOH/AGL Deduction		80,119
ASSESSED VALUE		95,180
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		39,458
TOTAL JUST VALUE		175,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23774	M H	518	10/25/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1152/1127	6/10/2008	WD	Q	I	01	100
GRANTOR: DAWN R PHILMORE						
GRANTEE: ERIC L PHILMORE						
1061/2573	10/07/2005	WD	Q	V		25,900
GRANTOR: KGMJ DEVELOPMENT						
GRANTEE: DAWN R PHILMORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E38 FOP= S10 E16 N10 W16$ E38 N30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	660.00	UT	2.00	2.00	100	2005	2005	3	100	1,320	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 12,820

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 03/28/2023 BY KS Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2025 BY SYS