LOT 26 WINDSOR COURT S/D PHASE 1

972-2056, DC 1207-2360, LE 1377-

BENITEZ JASON
243 NW KENSINGTON LN
LAKE CITY, FL 32055-5178

2026

27-3S-16-02315-126

BUILDING CHARACTERISTICS

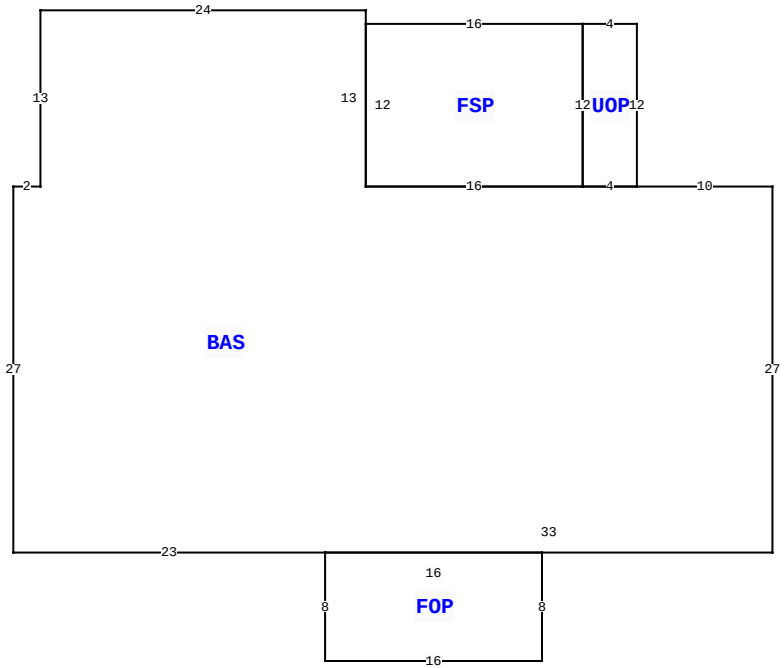
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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		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	1,824	100		1,824	107,413
FOP	128	35		45	2,650
FSP	192	40		77	4,534
UOP	48	25		12	707
TOTALS	2,192			1,958	115,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,958	113.9000	107.07	209,643	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 0% - 2022 Heated Area: 1824 HX Base Yr



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

243 NW KENSINGTON LN, LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	115,304
TOTAL MARKET OB/XF VALUE	7,992
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	145,796
SOH/AGL Deduction	0
ASSESSED VALUE	145,796
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,796
TOTAL JUST VALUE	145,796
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20274	M H	125	12/27/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1377/0125	1/22/2019	LE	U	I	14	100
GRANTOR: MARIE DEMAUEX						
GRANTEE: MARIE DEMAUEX (LIFE						
0972/2056	1/17/2003	WD	Q	V		16,900
GRANTOR: KGMJ DEVELOPMENT CORP						
GRANTEE: JOHN & MARIE DEMAUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UOP= N12 W4 S12 E4$ W4 FSP= N12 W16 S12 E16 $ W16 N13 W24 S13 W2 S27E23 FOP= S8 E16 N8 W16$ E33N27$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	818.00	UT	2.00	2.00	100	2003	2003	3	100	1,636	
3	0294	SHED WOOD/	0	0	12	12	144.00	UT	12.00	12.00	100	2007	2007	3	100	1,728	
4	0296	SHED METAL	0	0	12	12	144.00	UT	12.00	12.00	100	2007	2007	3	100	1,728	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,700	

LAND DESCRIPTION

TOTAL OB/XF 7,992

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	0		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