

LOT 27 WINDSOR COURT PHASE 1.
WD 1070-357, WD 1079-2376, WD 11

O'DELL ABBY KAY/O'DELL DALTON LEE
116 NW CARRIAGE GLN
LAKE CITY, FL 32055

2026

27-3S-16-02315-127

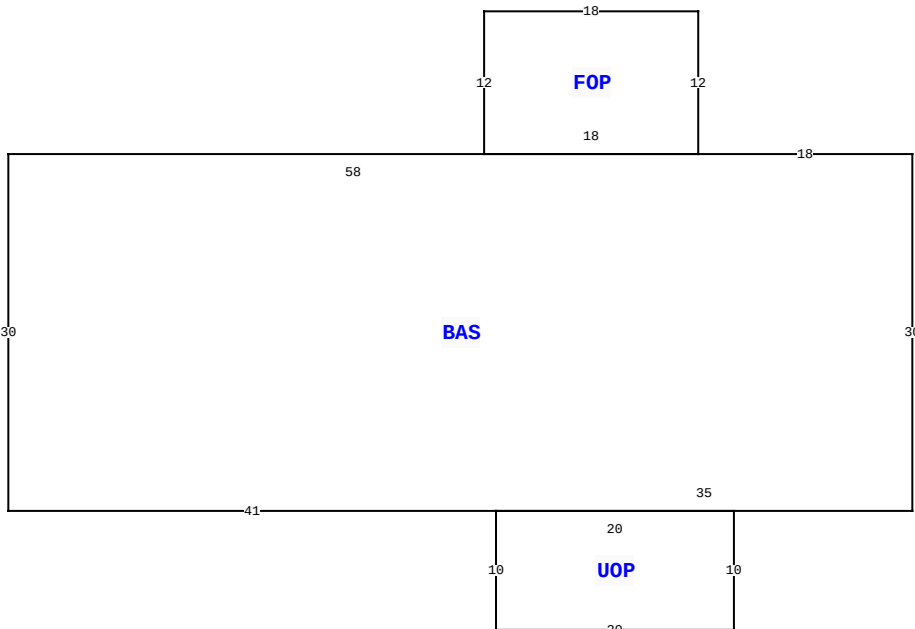
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,280	100		2,280	139,445
FOP	216	35		76	4,648
UOP	200	25		50	3,058
TOTALS	2,696			2,406	147,151

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1,872.00	UT	2.00	2.00
2	0296	SHED METAL	0 100	12	16	192.00	UT	12.00	12.00
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00
4	0031	BARN, MT AE	0 100	20	20	400.00	UT	11.00	11.00
5	0251	LEAN TO W/	0 100	0	0	1.00	UT	0.00	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,406	118.3000	111.20	267,547	2005	2005	0	0	0	45.00	55.00
1 MANUF 1 100% - 2022 Heated Area: 2280 HX Base Yr 2022												
												
TOTALS	2,696											

116 NW CARRIAGE GLN, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/21/2023 MLU												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			147,151
TOTAL MARKET OB/XF VALUE			17,748
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			187,399
SOH/AGL Deduction			13,606
ASSESSED VALUE			173,793
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			123,071
TOTAL JUST VALUE			187,399
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			187,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22955	M H	0	03/25/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1451/2493	11/01/2021	WD	Q	I	01	169,500
GRANTOR: STREETER FAMILY TRUST						
GRANTEE: O'DELL ABBY KAY						
1276/0615	6/12/2014	WD	U	I	11	100
GRANTOR: LLOYD L & KAREN V STR						
GRANTEE: LLOYD L & KAREN V S						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W18 FOP= N12 W18 S12 E18\$ W58 S30 E41 UOP= S10 E20 N10 W20\$ E35 N30\$.									