LOT 28 WINDSOR COURT S/D PHASE 1
WD 1070-356,

VANCIL PHILLIP M
138 NW CARRIAGE GLN
LAKE CITY, FL 32055

2026

27-3S-16-02315-128

COLUMBIA COUNTY PROPERTY

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 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

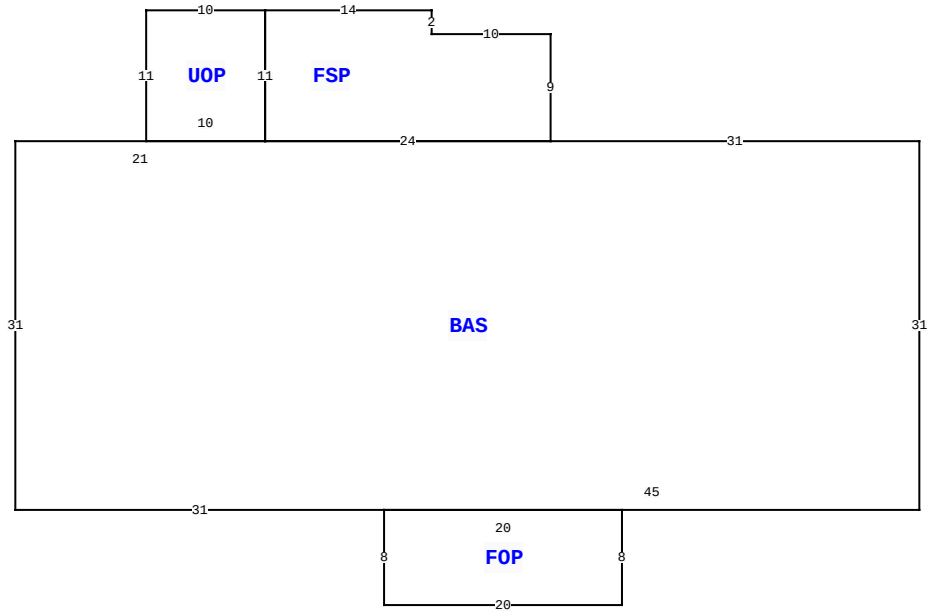
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	27316.090	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	143,613
FOP	160	35		56	3,413
FSP	244	40		98	5,974
UOP	110	25		28	1,707
TOTALS	2,870			2,538	154,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,538	117.9000	110.83	281,287	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2007 Heated Area: 2356 HX Base Yr 2007



138 NW CARRIAGE GLN, 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		154,708
TOTAL MARKET OB/XF VALUE		24,793
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		202,001
SOH/AGL Deduction		80,366
ASSESSED VALUE		121,635
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,913
TOTAL JUST VALUE		202,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23935	M H	482	12/07/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1070/0356	11/01/2005	WD	Q	V		21,900
GRANTOR: GARY A HAMILTON						
GRANTEE: PHILLIP M VANCIL						
1070/0355	10/15/2005	WD	Q	V	01	100
GRANTOR: KGMJ DEVELOPMENT						
GRANTEE: GARY HAMILTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 FSP= N9 W10 N2 W14 S11 E24$ W24 UOP= N11 W10 S11 E10$ W21 S31 E31 FOP= S8E20 N8 W20$ E45 N31$.

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	0166	CONC,PAVMT	0	100	10	100	1,000.00	UT	2.50	2.50	100	2006	2006	3	100	2,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	11	24	264.00	UT	12.00	12.00	100	2007	2007	3	100	3,168	
5	0120	CLFENCE 4	0	100	0	0	350.00	UT	7.50	7.50	100	2007	2007	3	100	2,625	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,000	
8	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	4,000	
9	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 24,793

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