

LOT 29 WINDSOR COURT S/D PHS 1
WD 1040-1146, WD 1040-1147, AG 1

HILLIMAN DUKE
156 NW CARRIAGE GLN
LAKE CITY, FL 32055

2026

27-3S-16-02315-129



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	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 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	05	05
DOR CODE	0200MOBILE 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	1,976	100		1,976	180,503
TOTALS	1,976			1,976	180,503

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
4	0081	DECKING WI	0	0	0	0	1.00	UT	0.00
5	0296	SHED METAL	0	0	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	0		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
0202	02	1,976	116.8000	115.63	228,485	2005	2015		0	0	21.00	79.00
1 MANUF 2 0% - 2021 Heated Area: 1976 HX Base Yr												
26 BAS 7626												

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

TOTAL OB/XF												
8,700												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		180,503	
TOTAL MARKET OB/XF VALUE		8,700	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		211,703	
SOH/AGL Deduction		18,661	
ASSESSED VALUE		193,042	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		193,042	
TOTAL JUST VALUE		211,703	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		218,558	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23009	M H	365	04/08/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1406/0129	2/14/2020	WD	Q	I	01
GRANTOR: B SIMPLE INVESTMENT P					
GRANTEE: DUKE HILLIMAN					
1383/1640	4/30/2019	WD	U	I	37
GRANTOR: DANIEL R & MARY E THO					
GRANTEE: B SIMPLE INVESTMENT					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W76 S26 E76 N26\$.									