LOT 30 WINDSOR COURT PHASE 1.
WD 1129-1367, WD 1156-1993, WD 1

COOK DAVID/COOK DARLENE
157 NW CARRIAGE GLN
LAKE CITY, FL 32055

2026

27-3S-16-02315-130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
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
Quality	05	05

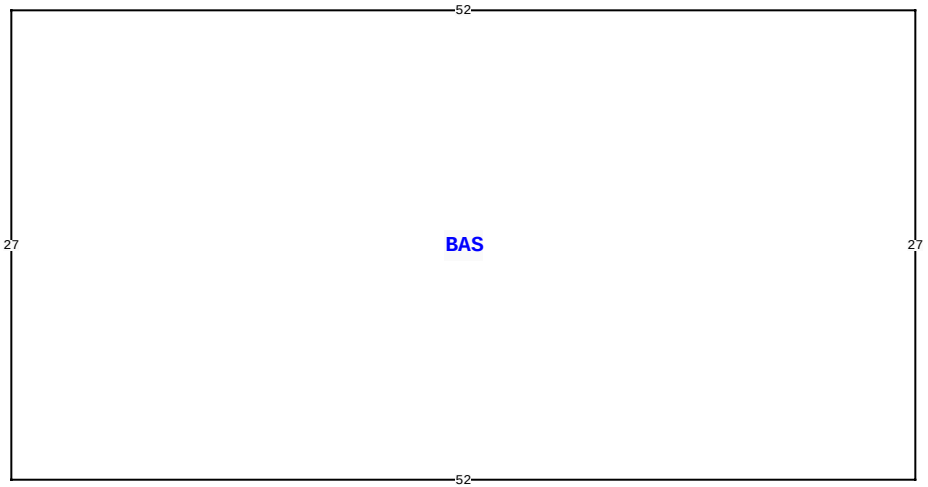
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	27316.090	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	130,260
TOTALS	1,404			1,404	130,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,404	117.5000	110.45	155,072	1997	2017	0	0	0	16.00	84.00

1 MANUF 1 100% - 2020 Heated Area: 1404 HX Base Yr 2020



157 NW CARRIAGE GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		130,260
TOTAL MARKET OB/XF VALUE		14,500
TOTAL LAND VALUE - MARKET		28,125
TOTAL MARKET VALUE		172,885
SOH/AGL Deduction		66,641
ASSESSED VALUE		106,244
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		55,522
TOTAL JUST VALUE		172,885
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34638	M H	720	11/09/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1364/1287	7/12/2018	WD	Q	I	01	105,900
GRANTOR: STEPHANIE & BLAKE LUN						
GRANTEE: DAVID & DARLENE COO						
1321/0335	8/24/2016	WD	U	V	37	9,500
GRANTOR: ARTHUR S BENT JR & ME						
GRANTEE: STEPHANIE & BLAKE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

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	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,000	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
5	0060	CARPORT F	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 14,500

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	1.25	22,500.00	28,125.00	28,125							

REVIEW DATE 03/28/2023 BY KS Total Acres: 0.50 Total Land Value: 28,125 Market: 0 Agricultural: 0 Common: 28,125 PRINTED 11/17/2025 BY SYS