LOT 33 WINDSOR COURT PHASE 1.
WD 1086-1261, WD 1443-2164, WD 1

LOPEZ ASHLEY/LOPEZ STEVEN
1857 N US HIGHWAY 441
LAKE CITY, FL 32055

2026

27-3S-16-02315-133

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

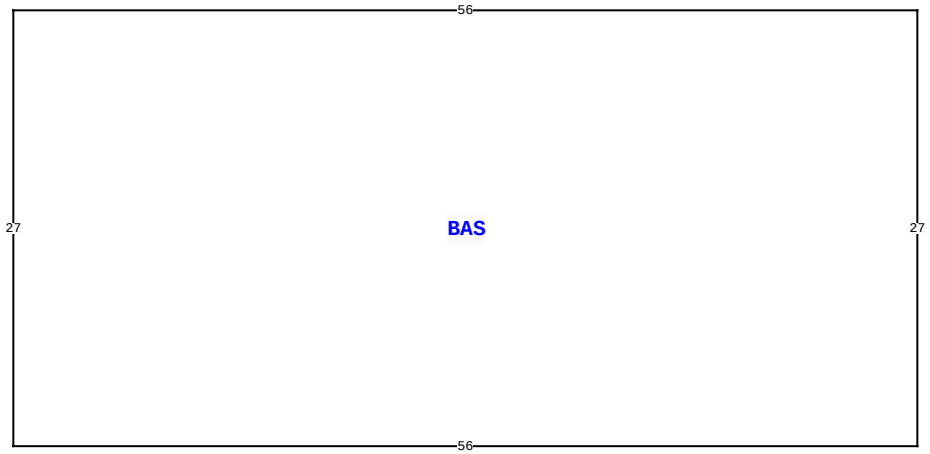
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	1,512	100		1,512	133,053
TOTALS	1,512			1,512	133,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	118.5000	111.39	168,422	2006	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2022 Heated Area: 1512 HX Base Yr 2022



188 NW BUCKINGHAM DR, 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		133,053
TOTAL MARKET OB/XF VALUE		11,145
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		166,698
SOH/AGL Deduction		12,789
ASSESSED VALUE		153,909
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,187
TOTAL JUST VALUE		166,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042111	Roof Replacement	5,600	06/09/2021
24647	M H	373	06/20/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1535/1992	3/14/2025	WD	Q	I	01	199,000
GRANTOR: CLAYTON JORDAN C						
GRANTEE: LOPEZ ASHLEY						
1443/2164	7/29/2021	WD	Q	I	01	158,000
GRANTOR: SNOW EDWARD & LAUREN						
GRANTEE: CLAYTON JORDAN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 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	498.00	UT	2.50	2.50	100	2006	2006	3	100	1,245	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	
4	0296	SHED METAL	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2023	2022		100	2,200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	

LAND DESCRIPTION

TOTAL OB/XF 11,145

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 06/02/2025 BY TP Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/18/2025 BY SYS