LOTS 5,6,7,8 & 9, MONTROSE
PARK S/D.

KELLY RONDA MAXWELL
115 NW WINDING PL
LAKE CITY, FL 32055

2026

28-3S-17-05716-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

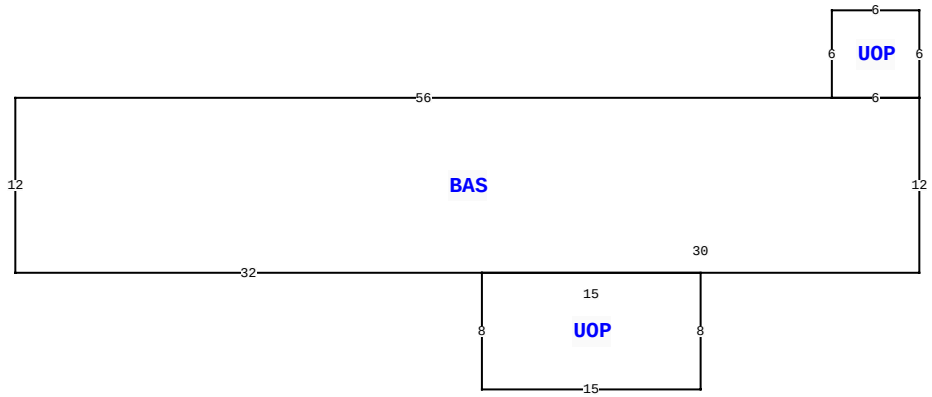
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100		744	7,312
UOP	36	25		9	89
UOP	120	25		30	295
TOTALS	900			783	7,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	783	54.6075	32.76	25,651	1974	1974	10	0	0	60.00	30.00

1 MOBILE HME 0% - 0 Heated Area: 744 HX Base Yr



448 NE BUDDY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	25,217
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	8,946
TOTAL MARKET VALUE	34,263
SOH/AGL Deduction	2,645
ASSESSED VALUE	31,618
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,618
TOTAL JUST VALUE	34,263
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	34,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1032/0289	10/28/2004	PR	Q	V	06	100

GRANTOR: PATRICIA MAXWELL AS P

GRANTEE: RONDA MAXWELL KELLY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E32 UOP= S8 E15 N8 W15$ E30 N12 UOP= N6 W6 S6 E6$ W6$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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	2810	C	MH PARK	0			0.00	0.00	35,785.00	SF		1.00	1.00	0.50	0.50	0.25	8,946							

REVIEW DATE 09/18/2015 BY DF Total Acres: 0.82 Total Land Value: 8,946 Market: 0 Agricultural: 0 Common: 8,946 PRINTED 11/06/2025 BY SYS

LOTS 5,6,7,8 & 9, MONTROSE
PARK S/D.

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115 NW WINDING PL
LAKE CITY, FL 32055

2026

28-3S-17-05716-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

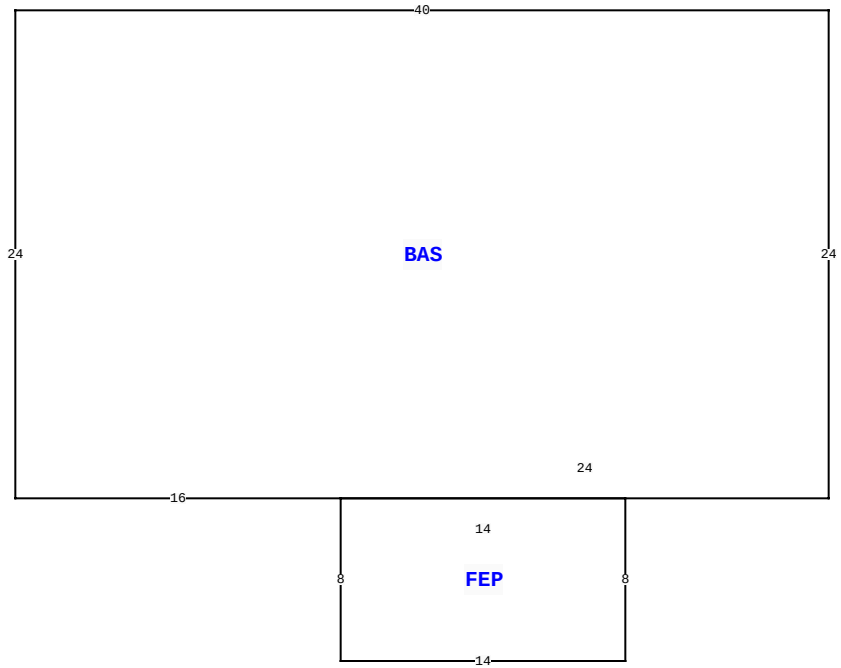
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	15,944
FEP	112	85		95	1,578
TOTALS	1,072			1,055	17,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,055	92.2590	55.36	58,405	1985	1985	10	0	0	60.00	30.00

4 MOBILE HME 0% - 0 Heated Area: 960 HX Base Yr



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GRANTOR: PATRICIA MAXWELL AS P

GRANTEE: RONDA MAXWELL KELLY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E16 FEP= S8 E14N8 W14$ E24 N24$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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