

COMM INTERS OF E LINE OF NE1/4
OF NW1/4 & N R/W SCL RR, RUN
W 728.20 FT, N 30 FT TO POB,

WILSON KIMBERLY WILLIAMS
P O BX 1095
LAKE CITY, FL 32056-1095

2026

35-3S-17-07310-005



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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
Units		0 100

Quality	05 05		
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100		2,100	236,860
TOTALS	2,100			2,100	236,860

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	

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	100		00	0.00	0.00	22,438.00

REVIEW DATE 11/04/2020 BY JB

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0204	02	2,100	115.5000	121.28	254,688	2021	2021	0	0	7.00	93.00
2 MANUF 4 100% - 2002 Heated Area: 2100 HX Base Yr 2002											
30 70 30 70 BAS											

445 NE KINGSTON LN, LAKE CITY
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE

445 NE KINGSTON LN, LAKE CITY				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	0.00	0.00	100	2012	2012	3	100	300		
1.00	UT	0.00	0.00	100	2012	2012	3	100	100		
1.00	UT	7,000.00	7,000.00	100			3	100	7,000		

TOTAL OB/XF											7,400	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
00	0.00	0.00	22,438.00	SF		1.00	1.00	1.00	0.25	0.25		

Total Acres: 0.52 Total Land Value: 5,610 Market: 0 Agricultural: 0 Common: 5,610

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		236,860	
TOTAL MARKET OB/XF VALUE		7,400	
TOTAL LAND VALUE - MARKET		5,610	
TOTAL MARKET VALUE		249,870	
SOH/AGL Deduction		79,016	
ASSESSED VALUE		170,854	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		120,132	
TOTAL JUST VALUE		249,870	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		254,964	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40633	M H	0	10/06/2020
09989	M H	100	07/21/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0924/1125	4/11/2001	QC	Q	V	01
GRANTOR: RANDOLPH & FRANCES TA					
GRANTEE: KIMBERLY WILLIAMS					
0509/0685	10/01/1985	WD	Q	V	01
GRANTOR:					
GRANTEE:					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W70 S30 E70 N30\$.									

OTHER ADJUSTMENTS AND NOTES									

PRINTED 11/18/2025 BY SYS