

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,800 TOTAL LAND VALUE - MARKET 25,000 TOTAL MARKET VALUE 32,800 SOH/AGL Deduction 7,435 ASSESSED VALUE 25,365 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 25,365 TOTAL JUST VALUE 32,800 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 30,300											
																				PERMIT NUM DESCRIPTION AMT ISSUED 26536 M H 507 12/20/2007											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1559/2055 2/02/2026 LE U V 14 100 GRANTOR: VANCIL PHILIP M (ENH) GRANTEE: VANCIL STEVEN J (RM) 1259/0410 7/31/2013 WD U I 37 20,000 GRANTOR: JUDITH A PFLUEGER (WI) GRANTEE: PHILIP M & THERESA											
DOR CODE 9901 AC/XFOB										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																										
TOTALS										182 NW KENSINGTON LN, LAKE CITY										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/14/2026 MLU											
EXTRA FEATURES										TOTAL OB/XF										7,800											
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																
1	0166	CONC, PAVMT	0 0	0 0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600																	
2	0296	SHED METAL	0 0	0 0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200																	
3	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																	
LAND DESCRIPTION										TOTAL OB/XF										7,800											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	9901	C	AC/XFOB	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000														
REVIEW DATE 03/16/2023 BY ks Total Acres: 0.50 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 06/08/2026 BY SYS																															