LOT 6 WINDSOR COURT S/D PHASE 1.
WD 1020-1053, WD 1048-2299, DC 1

KELLY ALEXANDRA/FINK SANDRA J
256 NW KENSINGTON LN
LAKE CITY, FL 32055

2027

27-3S-16-02315-106

BUILDING CHARACTERISTICS

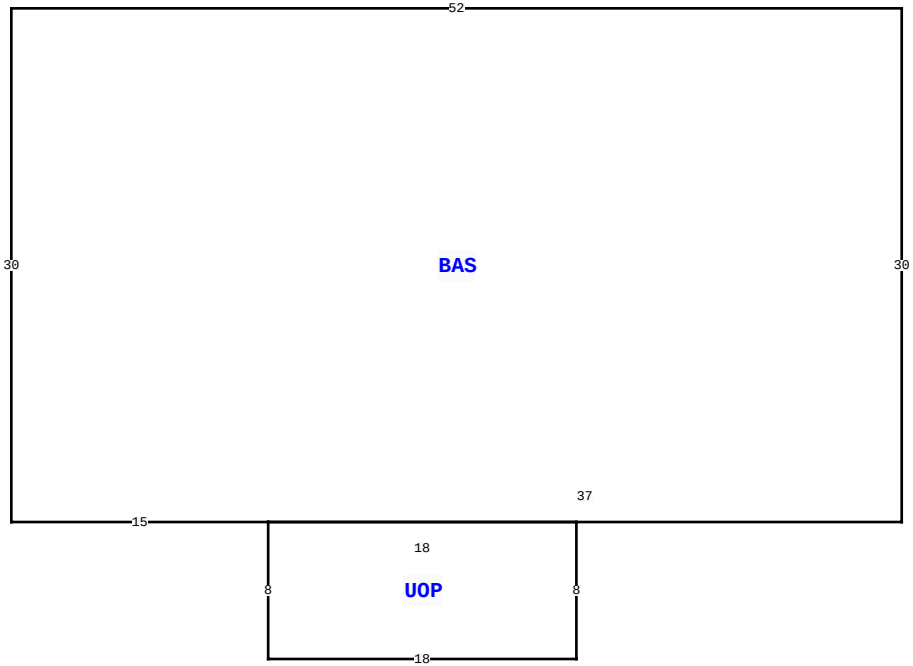
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	1,560	100		1,560	97,194
UOP	144	25		36	2,243
TOTALS	1,704			1,596	99,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,596	118.0000	113.28	180,795	2005	2005	0	0	0	45.00	55.00

1 MANUF 2 100% - 2021 Heated Area: 1560 HX Base Yr 2021



256 NW KENSINGTON LN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	100	12	20	240.00	UT	14.00	14.00	100	2007	2007	3	100	3,360	
2	0166	CONC,PAVMT	0	100	0	0	1,040.00	UT	3.00	3.00	100	2007	2007	3	100	3,120	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		99,437
TOTAL MARKET OB/XF VALUE		13,480
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		137,917
SOH/AGL Deduction		40,244
ASSESSED VALUE		97,673
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		46,262
TOTAL JUST VALUE		137,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39118	MAINT/ALTR	0	01/07/2020
21898	M H	365	05/20/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1410/0711	4/21/2020	WD	Q	I	01	115,000
GRANTOR: CHARLES & CATHERINE A						
GRANTEE: ALEXANDRA KELLY & S						
1334/1401	3/29/2017	CT	U	I	18	41,500
GRANTOR: CLERK OF COURT						
GRANTEE: CHARLES CAREY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S30 E15 UOP= S8 E18 N8 W18$ E37 N30$.

LAND DESCRIPTION

TOTAL OB/XF 13,480

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	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 11/16/2026 BY SYS