LOT 7 WINDSOR COURT S/D PHASE 1.
WD 1070-359, WD 1113-610, CT 124

COLEMAN JOHN F
280 NW KENSINGTON LN
LAKE CITY, FL 32055

2027

27-3S-16-02315-107

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

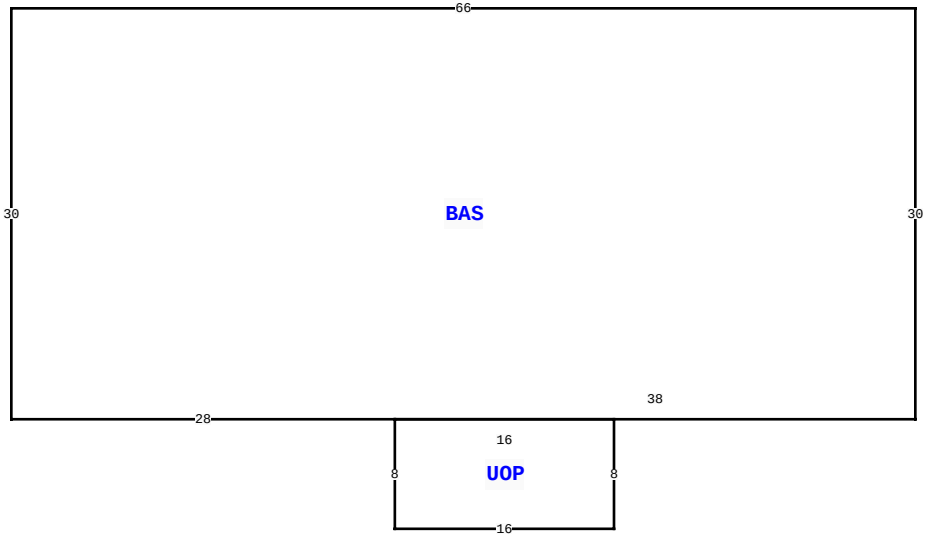
NEIGHBORHOOD/LOC 27316.090 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100		1,980	117,481
UOP	128	25		32	1,899
TOTALS	2,108			2,012	119,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,012	116.0000	107.88	217,055	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2016 Heated Area: 1980 HX Base Yr 2016



280 NW KENSINGTON LN, LAKE CITY

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

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	1,054.00	UT	3.00	3.00	100	2006	2006	3	100	3,162	
2	0120	CLFENCE 4	0	100	0	0	250.00	UT	7.50	7.50	100	2007	2007	3	100	1,875	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	119,380
TOTAL MARKET OB/XF VALUE	12,837
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	157,217
SOH/AGL Deduction	67,855
ASSESSED VALUE	89,362
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	37,951
TOTAL JUST VALUE	157,217
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24255	M H	427	03/17/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1288/2332	1/21/2015	WD	Q	I	01	77,000
GRANTOR: IRONWOOD HOMES OF LAK						
GRANTEE: JOHN F COLEMAN						
1271/1784	3/24/2014	WD	U	I	18	45,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: IRONWOOD HOMES OF L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S30 E28 UOP= S8 E16 N8 W16$ E38 N30$.

LAND DESCRIPTION

TOTAL OB/XF 12,837

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