LOT 8 WINDSOR COURT S/D PHASE 1.
WD 1070-358, WD 1082-985, WD 108

METIVIER MICHELLE LYNN
304 NW KENSINGTON LN
LAKE CITY, FL 32055

2027

27-3S-16-02315-108

BUILDING CHARACTERISTICS

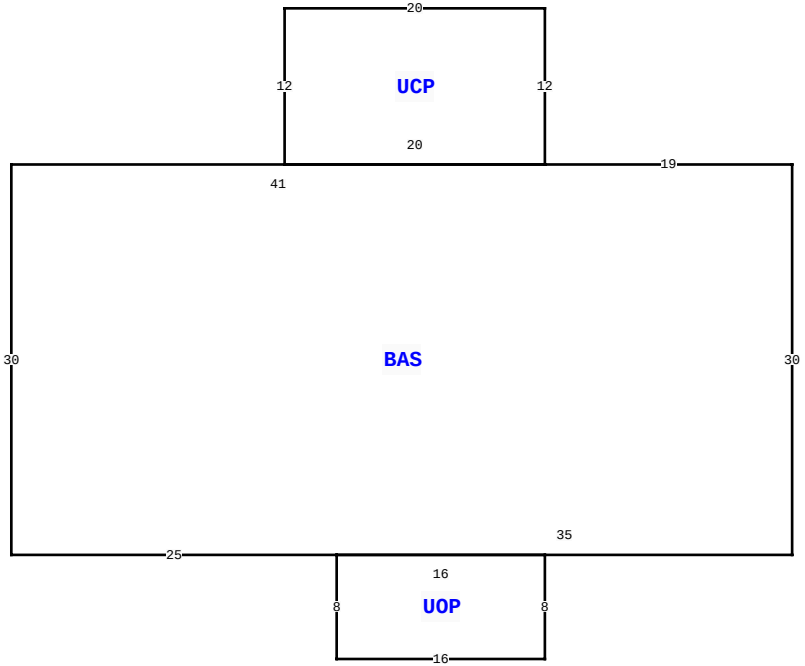
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
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	1,800	100		1,800	85,368
UCP	240	20		48	2,276
UOP	128	25		32	1,517
TOTALS	2,168			1,880	89,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,880	92.7200	86.23	162,112	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2024 Heated Area: 1800 HX Base Yr 2024



304 NW KENSINGTON LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	0166	CONC,PAVMT	0	100	0	0	1,054.00	UT	2.50	2.50	100	2006	2006	3	100	2,635	
2	0120	CLFENCE 4	0	100	0	0	260.00	UT	7.50	7.50	100	2007	2007	3	100	1,950	
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		89,162
TOTAL MARKET OB/XF VALUE		11,585
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		125,747
SOH/AGL Deduction		0
ASSESSED VALUE		125,747
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		74,336
TOTAL JUST VALUE		125,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046738	Roof Replacement	13,300	03/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/2327	2/24/2023	WD	Q	I	01	139,000
GRANTOR: ATKINS TERRI						
GRANTEE: METIVIER MICHELLE L						
1472/1937	8/04/2022	WD	U	I	11	100
GRANTOR: JONES JOHN A						
GRANTEE: ATKINS TERRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W19 W41 S30 E25 E35 N30 $
UCP=[ORIG=-19,0] N12 W20 S12 E20 $
UOP=[ORIG=-35,30] S8 E16 N8 W16 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,585

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 04/03/2023 BY ME Total Acres: 0.50 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/16/2026 BY SYS