

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	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	1,248	100		1,248	77,096
UOP	56	25		14	865
TOTALS	1,304			1,262	77,961

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2023	Heated Area: 1248		HX Base Yr 2023				
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>52</p> <p>24</p> <p>BAS</p> <p>24</p> <p>31</p> <p>8</p> <p>UOP</p> <p>8</p> <p>7</p> <p>7</p> <p>21</p> </div>											
332 NW KENSINGTON LN, LAKE CITY											
BLD DATE			LGL DATE			04/14/2026			MLU		
XF DATE			LAND DATE								
INC DATE			AG DATE								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		77,961	
TOTAL MARKET OB/XF VALUE		18,420	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		121,381	
SOH/AGL Deduction		2,640	
ASSESSED VALUE		118,741	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		67,330	
TOTAL JUST VALUE		121,381	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		117,257	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047880	Roof Replacement	7,700	08/11/2023
23618	M H	0	09/15/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/1877	11/02/2022	WD	Q	I	01	140,000
GRANTOR: MADERO MARK						
GRANTEE: WHARTON REBECCA						
1370/0331	10/05/2018	WD	Q	I	01	80,000
GRANTOR: LLOYD L & KAREN V STR						
GRANTEE: MARK & SHARON BALDA						

EXTRA FEATURES																
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	0296	SHED METAL	0	100	8	10	UT		12.00	100	2007	2007	3	100	960	
2	0166	CONC, PAVMT	0	100	12	76	UT	3.00	3.00	100	2007	2007	3	100	2,736	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	UT	13.50	13.50	100	2007	2007	3	100	5,724	
5	0081	DECKING WI	0	100	0	0	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W52 S24 E31 UOP= S7 E8 N7 W8\$ E21 N24\$.	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							