LOT 11 WINDSOR COURT S/D PHASE 1

WD 1089-450, WD 1249-605, LE 127

PETERSON LEE
331 NW KENSINGTON LN
LAKE CITY, FL 32055

2027

27-3S-16-02315-111

BUILDING CHARACTERISTICS

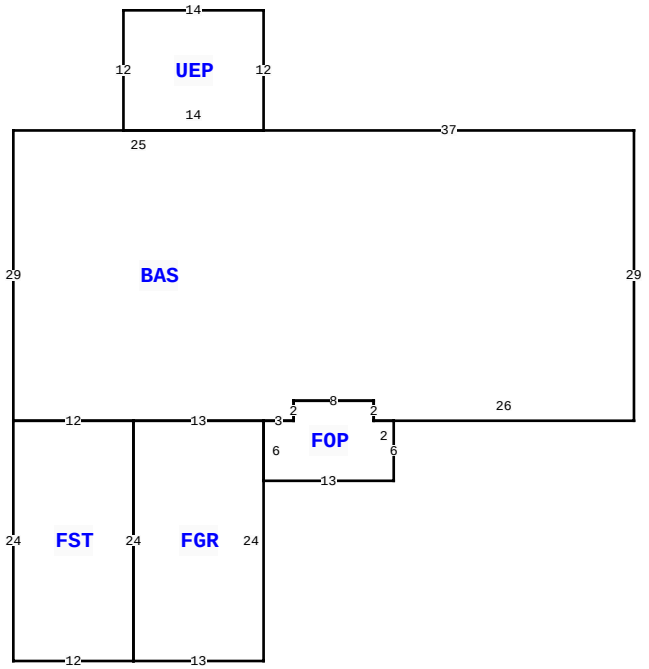
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0201	MODULAR 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	1,782	100		1,782	108,899
FGR	312	55		172	10,511
FOP	94	30		28	1,711
FST	288	55		158	9,655
UEP	168	60		101	6,172
TOTALS	2,644			2,241	136,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	2,241	118.2000	111.11	248,998	2007	2007	0	0	0	45.00	55.00

1 MODULAR 1 100% - 2024 Heated Area: 1782 HX Base Yr 2024



331 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	544.00	UT	3.00	3.00	100	2007	2007	3	100	1,632	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		136,949
TOTAL MARKET OB/XF VALUE		3,632
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		165,581
SOH/AGL Deduction		26,659
ASSESSED VALUE		138,922
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		87,511
TOTAL JUST VALUE		165,581
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055672	Roof Replacement	14,260	05/14/2026
25252	GARAGE	260	11/27/2006
25137	SFR	300	10/18/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1454/1399	12/06/2021	TD	U	I	18	121,000
GRANTOR: CLERK OF COURT						
GRANTEE: PETERSON LEE						
1271/0338	2/25/2014	QC	U	I	11	100
GRANTOR: DEBORAH A HOWLAND						
GRANTEE: DEBORAH A HOWLAND (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 UEP= N12 W14 S12 E14$ W25 S29 FST= S24 E12 N24 W12$ E12 FGR= S24 E13 N24 W13$E13 FOP= S6 E13 N6 W2 N2 W8 S2 W3$ E3 N2 E8 S2 E26 N29$.

LAND DESCRIPTION

TOTAL OB/XF 3,632

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	0201	C	MOD HOME	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: 0.51 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS