LOT 12 WINDSOR COURT S/D PHASE 1

WD 1040-1146, WD 1043-2697, WD 1

FRIER FINANCE, INC
12788 US HIGHWAY 90
LIVE OAK, FL 32060

2027

27-3S-16-02315-112

BUILDING CHARACTERISTICS

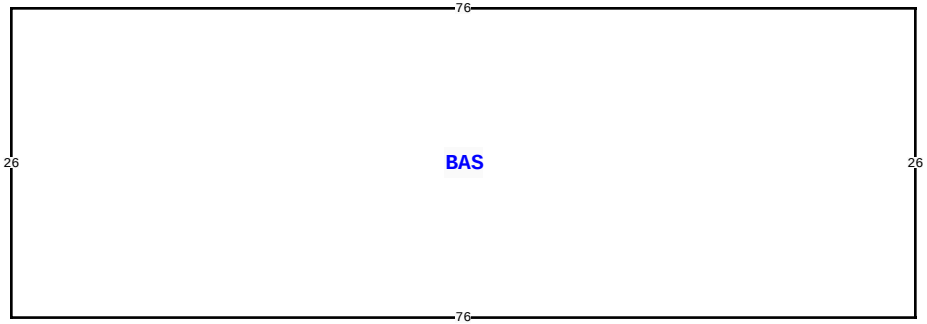
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	8800	FEDERAL IMP
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	1,976	100		1,976	115,125
TOTALS	1,976			1,976	115,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,976	113.9000	105.93	209,318	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 1976 HX Base Yr



303 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	0	12	42	504.00	UT	2.00	2.00	100	2005	2005	3	100	1,008	
2	0262	PRCH,FOP	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		115,125
TOTAL MARKET OB/XF VALUE		9,408
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		149,533
SOH/AGL Deduction		0
ASSESSED VALUE		149,533
TOTAL EXEMPTION VALUE	12	149,533
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		149,533
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23010	M H	365	04/08/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/726	8/20/2026	WD	U	I	18	77,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: FRIER FINANCE, INC						
1558/2533	11/19/2025	WD	U	I	12	100
GRANTOR: PLANET HOME LENDING L						
GRANTEE: SECRETARY OF VETERA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S26 E76 N26$.

LAND DESCRIPTION

TOTAL OB/XF 9,408

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	0		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 11/17/2026 BY SYS