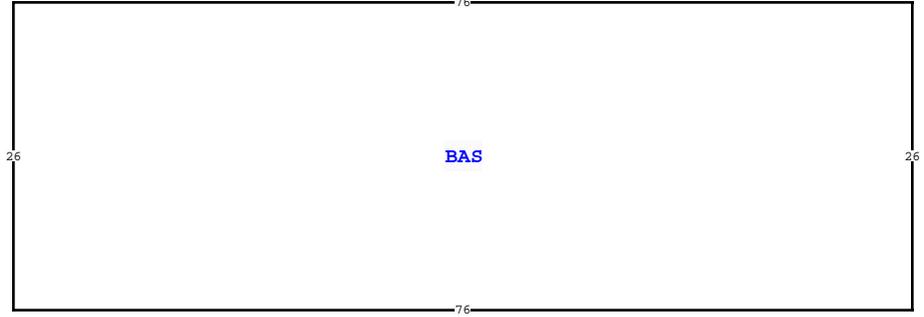


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

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	109.34	216,056	2005	2005	0	0	45.00	55.00	
1 MANUF 1 0% - 2026 Heated Area: 1976 HX Base Yr												



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	118,831
TOTALS	1,976			1,976	118,831

303 NW KENSINGTON LN, LAKE CITY

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

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	0166	CONC, PAVMT	0	0	12	42	504.00	UT	2.00	100	2005	2005	3	100	1,008	
2	0262	PRCH, FOP	0	0	0	0	1.00	UT	0.00	100	2007	2007	3	100	600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	100	2007	2007	3	100	800	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	118,831			
TOTAL MARKET OB/XF VALUE	9,408			
TOTAL LAND VALUE - MARKET	25,000			
TOTAL MARKET VALUE	153,239			
SOH/AGL Deduction	0			
ASSESSED VALUE	153,239			
TOTAL EXEMPTION VALUE	12	153,239		
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	153,239			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	148,272			

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
1558/2533	11/19/2025	WD	U	I	12	100
GRANTOR: PLANET HOME LENDING L						
GRANTEE: SECRETARY OF VETERA						
1554/450	11/12/2025	CT	U	I	18	100
GRANTOR: CHILDS JOHN T						
GRANTEE: PLANET HOME LENDING						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W76 S26 E76 N26\$.

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	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000								