



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	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
Architectural	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
BAS	1,848	100	
FCP	476	25	
UOP	160	25	
TOTALS	2,484		

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%	- 2012	Heated Area: 1848		HX Base Yr 2012						
TOTALS	2,484		2,007	120,265									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			120,265
TOTAL MARKET OB/XF VALUE			9,600
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			154,865
SOH/AGL Deduction			89,426
ASSESSED VALUE			65,439
TOTAL EXEMPTION VALUE	HX HB SX		65,439
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			154,865
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			152,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/1369	4/01/2024	WD	U	I	11	100
GRANTOR: FULLER GORDON D						
GRANTEE: FULLER GORDON D 202						
0987/0718	6/13/2003	WD	Q	I		75,000
GRANTOR: MARVIN L & CELINA DAV						
GRANTEE: GORDON D & NELLIE F						

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	0190	FPLC PF	0	100	0	0	UT	1.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	2001	2001	3	100	600	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2001	2001	3	100	800	
														TOTAL OB/XF	9,600	

BUILDING NOTES													
123 NW KENSINGTON LN, LAKE CITY													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
04/14/2026 MLU													

BUILDING DIMENSIONS													
BAS= W66 S28 E25 UOP= S10 E16 N10 W16\$ E41 FCP= E17 N28 W17 S28\$ N28\$.													

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							