LOT 17 WINDSOR COURT S/D PHASE 1
938-1384, 987-718, DC 1510-1314,

FULLER GORDON D 2024 REVOCABLE TRUST DATED MARCH 1
573 SW HIDEEAWAY DR
LAKE CITY, FL 32025

2027

27-3S-16-02315-117

BUILDING CHARACTERISTICS

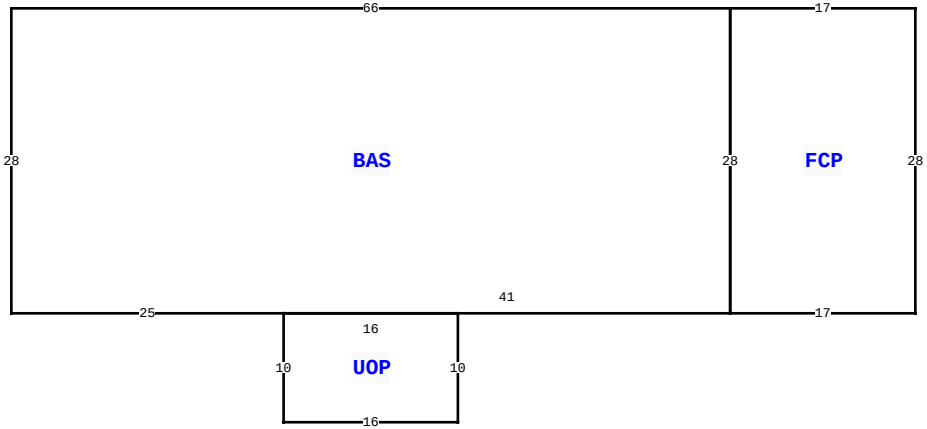
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	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	1,848	100		1,848	109,558
FCP	476	25		119	7,055
UOP	160	25		40	2,372
TOTALS	2,484			2,007	118,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,007	115.9000	107.79	216,335	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2012 Heated Area: 1848 HX Base Yr 2012



123 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	118,984
TOTAL MARKET OB/XF VALUE	9,600
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	153,584
SOH/AGL Deduction	86,182
ASSESSED VALUE	67,402
TOTAL EXEMPTION VALUE	HX HB SX 67,402
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	153,584
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,865

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 9,600

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	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 03/28/2023 BY KS Total Acres: 0.50 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS