LOT 18 WINDSOR COURT S/D PHASE 1

WD 890-1775, QC 1335-643, QC 148

HAMILTON GARY
1267 NW TURNER AVE
LAKE CITY, FL 32055

2027

27-3S-16-02315-118

BUILDING CHARACTERISTICS

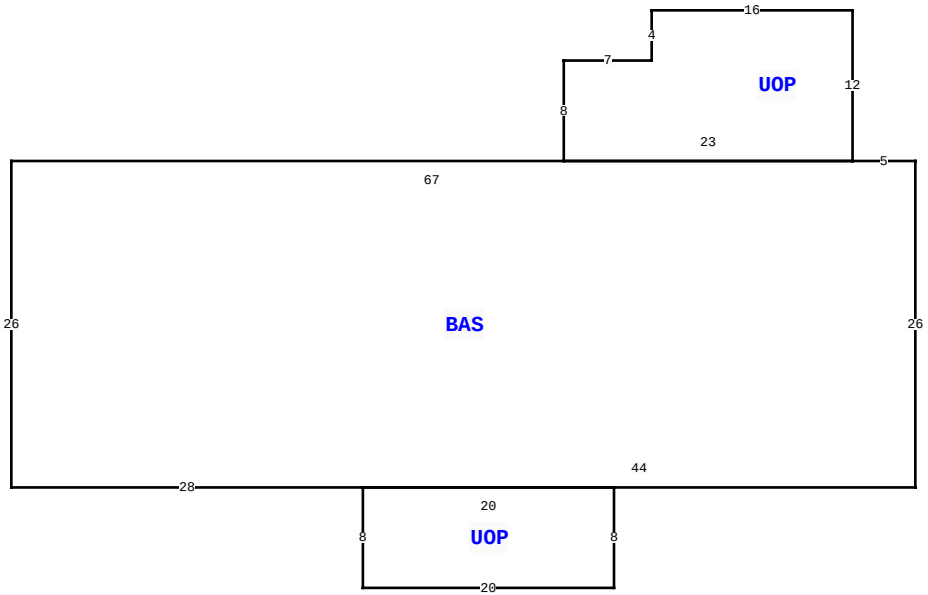
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,872	100		1,872	112,896
UOP	160	25		40	2,412
UOP	248	25		62	3,739
TOTALS	2,280			1,974	119,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,974	117.9000	109.65	216,449	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 1872 HX Base Yr



124 NW COBBLESTONE TER, 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	0	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,000	
5	0060	CARPORT F	0	0	22	20	440.00	UT	3.50	3.50	100	2019	2019	3	100	1,540	
6	0031	BARN,MT AE	0	0	10	20	200.00	UT	9.00	9.00	100	2019	2019	3	100	1,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	119,047
TOTAL MARKET OB/XF VALUE	14,040
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	158,087
SOH/AGL Deduction	0
ASSESSED VALUE	158,087
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,087
TOTAL JUST VALUE	158,087
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38685	STORAGE	0	10/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/2279	3/11/2026	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: HAMILTON GARY						
1481/1491	3/11/2022	AG	U	I	21	167,000
GRANTOR: HAMILTON GARY A						
GRANTEE: BROWN BRANDAN WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 UOP= N12 W16 S4 W7 S8 E23$ W67 S26 E28 UOP= S8 E20 N8 W20$ E44 N26 $.

LAND DESCRIPTION

TOTAL OB/XF 14,040

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