LOT 20 WINDSOR COURT S/D PH 1.

WD 920-1719, 1042-2060, DC 1398-

DICKERSON JANIE B
172 NW COBBLESTONE TERR
LAKE CITY, FL 32055

2027

27-3S-16-02315-120

BUILDING CHARACTERISTICS

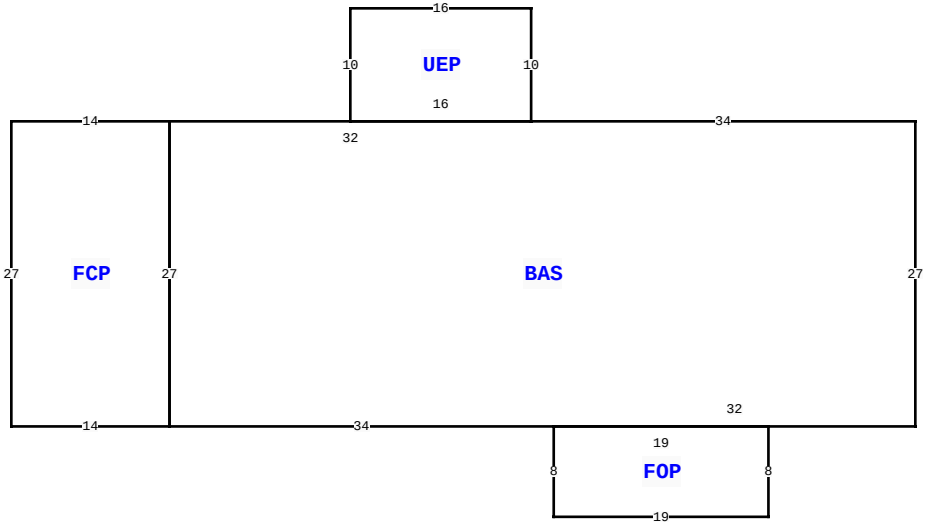
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,782	100		1,782	105,645
FCP	378	25		94	5,573
FOP	152	35		53	3,142
UEP	160	70		112	6,640
TOTALS	2,472			2,041	120,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,041	115.9000	107.79	219,999	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2006 Heated Area: 1782 HX Base Yr 2006



172 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	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,000	
5	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		120,999
TOTAL MARKET OB/XF VALUE		10,800
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		156,799
SOH/AGL Deduction		86,647
ASSESSED VALUE		70,152
TOTAL EXEMPTION VALUE	HX HB SX WX	70,152
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		156,799
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1042/2060	4/05/2005	WD	Q	I		98,000
GRANTOR: GEORGE L & KATHLEEN H						
GRANTEE: CARL E & JANIE B D						
0920/1719	2/16/2001	WD	Q	I		78,000
GRANTOR: KGMJ DEVELOPEMENT						
GRANTEE: GEORGE & KATHLEEN W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 UEP= N10 W16 S10 E16$ W32 FCP= W14 S27 E14 N27$ S27 E34 FOP= S8E19 N8 W19$ E32 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,800

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