LOT 21 WINDSOR COURT S/D PHASE 1

WD 1040-1146, WD 1040-1147, WD 1

SMITH BLAKE/SMITH CRISTINA
177 NW COBBLESTONE TER
LAKE CITY, FL 32025

2027

27-3S-16-02315-121

BUILDING CHARACTERISTICS

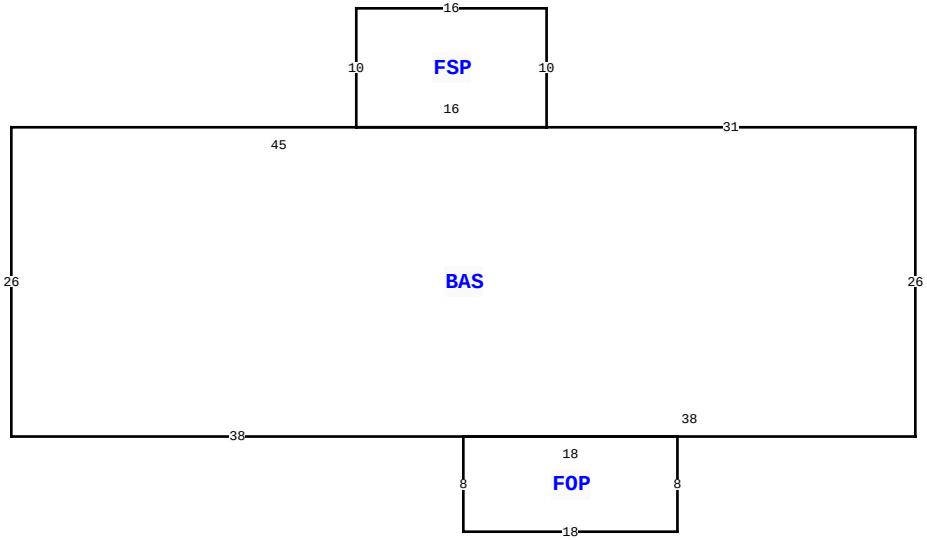
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,976	100		1,976	126,634
FOP	144	35		50	3,204
FSP	160	40		64	4,101
TOTALS	2,280			2,090	133,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,090	125.2900	116.52	243,527	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2020 Heated Area: 1976 HX Base Yr 2020



177 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	50	
2	0296	SHED METAL	0	100	12	24	288.00	UT	12.00	12.00	100	2007	2007	3	100	3,456	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	350.00	UT	7.50	7.50	100	2007	2007	3	100	2,625	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		133,940
TOTAL MARKET OB/XF VALUE		13,131
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		172,071
SOH/AGL Deduction		52,481
ASSESSED VALUE		119,590
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		68,179
TOTAL JUST VALUE		172,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056325	Roof Replacement	9,500	08/13/2026
23008	M H	365	04/08/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/1319	7/29/2019	WD	Q	I	01	108,000
GRANTOR: JASON & JOANNA MCLAUG						
GRANTEE: BLAKE & CRISTINA SM						
1252/2648	4/15/2013	WD	Q	I	01	75,000
GRANTOR: JEFFREY W & MELINDA L						
GRANTEE: JASON & JOANNA MCLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 FSP= N10 W16 S10 E16$ W45 S26 E38 FOP= S8 E18 N8 W18$ E38 N26$.

LAND DESCRIPTION

TOTAL OB/XF 13,131

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