

LOT 22 WINDSOR COURT S/D PH 1.
904-1603, WD 1003-21, WD 1023-16

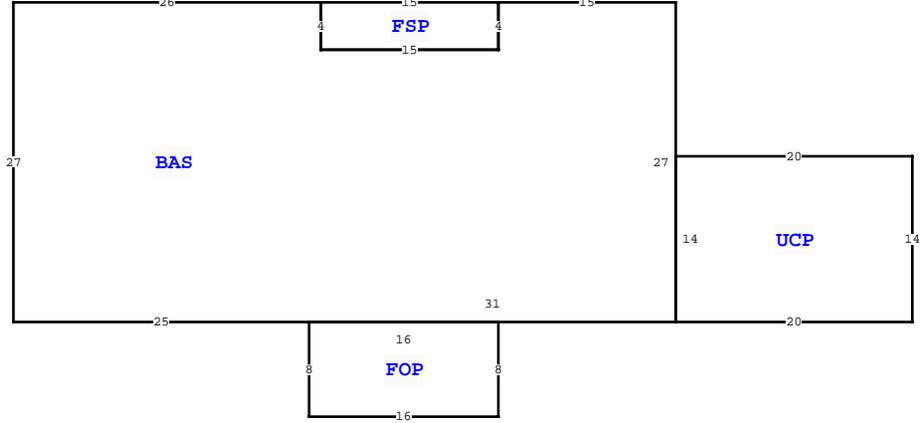
MINSHEW JOHN IRA JR AKA MINSHEW JOHN
157 NW COBBLESTON TER
LAKE CITY, FL 32055

2026

27-3S-16-02315-122

BUILDING CHARACTERISTICS	
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 80
Interior Floor	13 LAM/VNLPK 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architactual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,577	139.4400	133.86	211,097	2000	2000	0	0	45.00	55.00		
1 MANUF 1 100% - 2024 Heated Area: 1452 HX Base Yr 2024													



Quality	07 07				
DOR CODE	0200 MOBILE HOME				
MAP NUM	06				
NEIGHBORHOOD/LOC	27316.090 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,452	100		1,452	106,901
FOP	128	35		45	3,313
FSP	60	40		24	1,767
UCP	280	20		56	4,123
TOTALS	1,920			1,577	116,103

157 NW COBBLESTONE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

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	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,000	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	100	12	16	192.00	UT	12.00	12.00	100	2007	2007	3	100	2,304	
5	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

TOTAL OB/XF 13,504

LAND DESCRIPTION																								
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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			116,103
TOTAL MARKET OB/XF VALUE			13,504
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			154,607
SOH/AGL Deduction			5,366
ASSESSED VALUE			149,241
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			97,830
TOTAL JUST VALUE			154,607
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			149,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16525	M H	125	01/24/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1462/116	3/14/2022	WD Q	Q	I	01	154,900
GRANTOR: BROWN ANTHONY W						
GRANTEE: MINSHEW JOHN IRA JR						
1368/0575	9/04/2018	WD Q	Q	I	01	82,000
GRANTOR: GLEN A & CAROLE A KNO						
GRANTEE: ANTHONY W BROWN & G						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W15 FSP= W15 S4 E15 N4\$ S4 W15 N4 W26 S27 E25 FOP= S8 E16 N8 W16\$ E31 UCP= E20 N14 W20 S14\$ N27\$.