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

2027

27-3S-16-02315-122

BUILDING CHARACTERISTICS

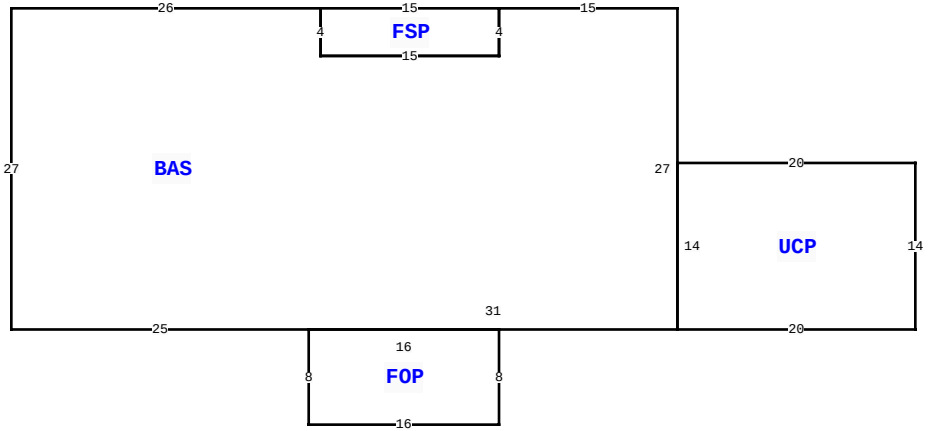
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,452	100		1,452	103,562
FOP	128	35		45	3,210
FSP	60	40		24	1,712
UCP	280	20		56	3,994
TOTALS	1,920			1,577	112,478

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	129.68	204,505	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2024 Heated Area: 1452 HX Base Yr 2024



157 NW COBBLESTONE TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		112,478
TOTAL MARKET OB/XF VALUE		13,504
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		150,982
SOH/AGL Deduction		0
ASSESSED VALUE		150,982
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		99,571
TOTAL JUST VALUE		150,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,187

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	I	01	154,900
GRANTOR: BROWN ANTHONY W						
GRANTEE: MINSHEW JOHN IRA JR						
1368/0575	9/04/2018	WD	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$.

LAND DESCRIPTION

TOTAL OB/XF 13,504

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