LOT 25 WINDSOR COURT S/D PHASE 1

WD 1020-1053, WD 1036-2174, PB 1

BERGOINE EVA M
213 NW KENSINGTON LN
LAKE CITY, FL 32055

2027

27-3S-16-02315-125

BUILDING CHARACTERISTICS

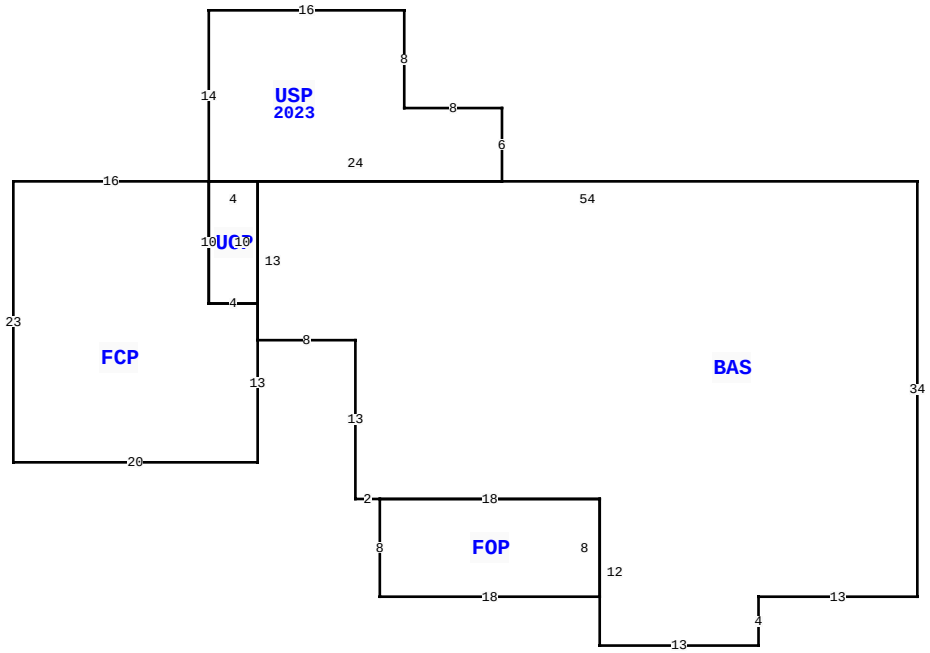
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0201	MODULAR 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	1,560	100		1,560	113,788
FCP	420	25		105	7,659
FOP	144	30		43	3,137
UOP	40	20		8	584
USP	272	35	2023	95	6,929
TOTALS	2,436			1,811	132,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	1,811	141.0860	132.62	240,175	2004	2004	0	0	0	45.00	55.00

1 MODULAR 1 100% - 2020 Heated Area: 1560 HX Base Yr 2020



213 NW KENSINGTON LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		132,096
TOTAL MARKET OB/XF VALUE		5,825
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		162,921
SOH/AGL Deduction		37,685
ASSESSED VALUE		125,236
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		73,825
TOTAL JUST VALUE		162,921
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046938	Roof Replacement	10,396	04/11/2023
21896	M H	365	05/20/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1390/2119	7/31/2019	WD	Q	I	01	136,500
GRANTOR: MICHAEL MOLL & SHERRY						
GRANTEE: EVA M BERGOINE						
1327/0552	12/09/2016	TR	Q	I	01	100,000
GRANTOR: ROY J & JEAN BRINKMAN						
GRANTEE: MICHAEL MOLL & SHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W54 S13 E8 S13 E2 E18 S12 E13 N4 E13 N34 $
FCP=[ORIG=-58,0] W16 S23 E20 N13 W4 N10 $
FOP=[ORIG=-44,26] S8 E18 N8 W18 $
UOP=[ORIG=-54,0] W4 S10 E4 N10 $
USP=[YR=2023;ORIG=-34,0] N6 W8 N8 W16 S14 E24 $
.

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	10	95	950.00	UT	1.50	1.50	100	2004	2004	3	100	1,425	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 5,825

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	0201	C	MOD HOME	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 04/14/2026 BY robin Total Acres: 0.52 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS