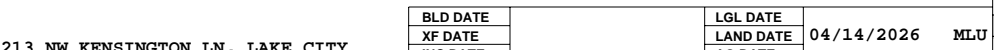


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectual Units	05	CONV 100
Condition Adj	04	04 100
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
0210	01	1,811	141.0860	132.62	240,175	2004	2004	0	0	45.00	55.00
1 MODULAR 1 100% - 2020 Heated Area: 1560 HX Base Yr 2020											



Quality	07	07			
DOR CODE	0201 MODULAR 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	1,560	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

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	0166	CONC, PAVMT	0	100	10	95	UT	1.50	1.50	100	2004	2004	3	100	1,425	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	2,000	
3	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	2,000	
4	0081	DECKING WI	0	100	0	0	UT	0.00	0.00	100	2018	2018	3	100	400	

213 NW KENSINGTON LN, LAKE CITY										BLD DATE		LGL DATE	04/14/2026	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION BY			VALUATION SUMMARY	
Tax Group: 2	Tax Dist:		STANDARD	
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			41,333	
ASSESSED VALUE			121,588	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			70,177	
TOTAL JUST VALUE			162,921	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			153,180	

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	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											
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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 \$											

LAND DESCRIPTION												TOTAL OB/XF												
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	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							