LOT 30 WINDSOR COURT PHASE 1.

WD 1129-1367, WD 1156-1993, WD 1

COOK DAVID/COOK DARLENE
157 NW CARRIAGE GLN
LAKE CITY, FL 32055

**2027**

**27-3S-16-02315-130**

## BUILDING CHARACTERISTICS

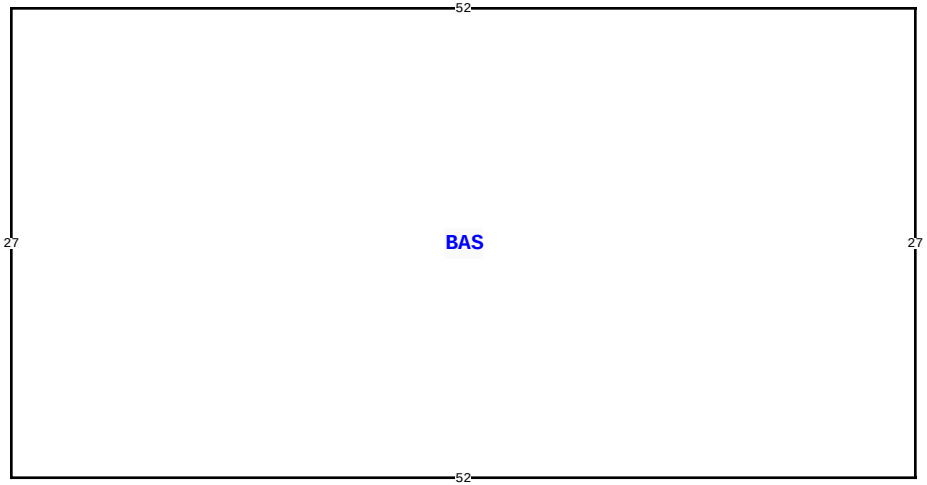
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| 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 | 1,404 | 100 | | 1,404 | 128,880 |
| TOTALS | 1,404 | | | 1,404 | 128,880 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,404 | 117.5000 | 109.28 | 153,429 | 1997 | 2017 | 0 | 0 | 0 | 16.00 | 84.00 |

1 MANUF 1 100% - 2020 Heated Area: 1404 HX Base Yr 2020




157 NW CARRIAGE GLN, 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 2,000 | |
| 2 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2023 | 2022 | | 100 | 2,000 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2023 | 2022 | | 100 | 2,000 | |
| 5 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 2023 | 2022 | | 100 | 1,500 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 128,880 |
| TOTAL MARKET OB/XF VALUE | | 14,500 |
| TOTAL LAND VALUE - MARKET | | 31,250 |
| TOTAL MARKET VALUE | | 174,630 |
| SOH/AGL Deduction | | 65,517 |
| ASSESSED VALUE | | 109,113 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 57,702 |
| TOTAL JUST VALUE | | 174,630 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 176,010 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 34638 | M H | 720 | 11/09/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1364/1287 | 7/12/2018 | WD | Q | I | 01 | 105,900 |
| GRANTOR: STEPHANIE & BLAKE LUN | | | | | | |
| GRANTEE: DAVID & DARLENE COO | | | | | | |
| 1321/0335 | 8/24/2016 | WD | U | V | 37 | 9,500 |
| GRANTOR: ARTHUR S BENT JR & ME | | | | | | |
| GRANTEE: STEPHANIE & BLAKE L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 14,500

| 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 | 1.25 | 25,000.00 | 31,250.00 | 31,250 | | | | | | | |

REVIEW DATE 03/28/2023 BY KS Total Acres: 0.50 Total Land Value: 31,250 Market: 0 Agricultural: 0 Common: 31,250 PRINTED 11/17/2026 BY SYS