LOT 13 TURNER MEADOWS S/D.

439 790, 795-1830, DC 1085-563,

PARDON ROCKY L/PARDON MARJORIE M
158 NW KENMORE GLN
LAKE CITY, FL 32055-7167

2027

27-3S-16-02317-013

BUILDING CHARACTERISTICS

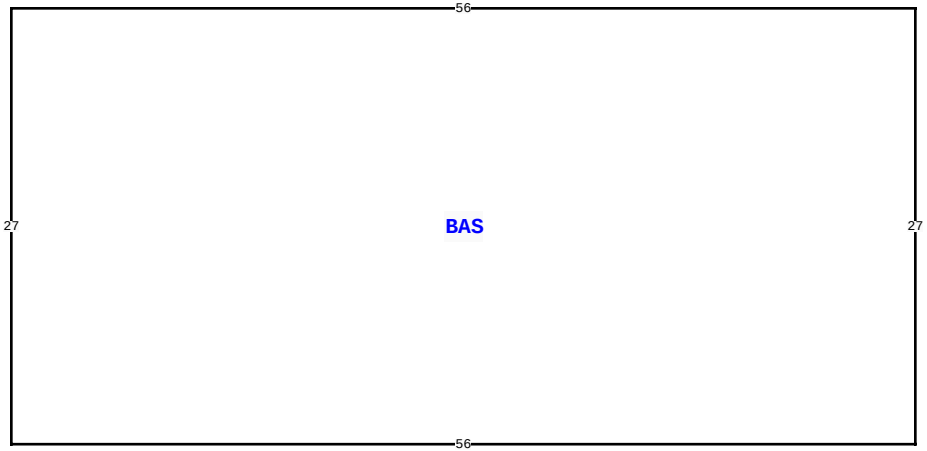
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	88,865
TOTALS	1,512			1,512	88,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	114.9000	106.86	161,572	2005	2005	0	0	0	45.00	55.00

4 MANUF 1 100% - 2014 Heated Area: 1512 HX Base Yr 2014



158 NW KENMORE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2006	2006	3	100	900	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0263	PRCH,USP	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	
5	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	
7	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
8	0296	SHED METAL	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500	
9	0060	CARPORT F	0	100	0	0	1.00	UT	2,100.00	2,100.00	100	2023	2022		100	2,100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		88,865
TOTAL MARKET OB/XF VALUE		20,350
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		127,715
SOH/AGL Deduction		47,591
ASSESSED VALUE		80,124
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		23,713
TOTAL JUST VALUE		127,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,671

BLDG:2:1: REDM MH

XFOB:1:1: KIRKWOOD M H

SALE:1:1: LOT 13 TURNER MEADOWS

BLDG:1:1: KIRKW MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045216	Roof Replacement	8,300	08/17/2022
24684	M H	275	06/27/2006
10567	M H	125	12/14/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1255/1076	5/28/2013	WD	Q	I	01	68,500
GRANTOR: RICHARD S & LINDA S W						
GRANTEE: ROCKY L & MARJORIE						
1085/0564	5/23/2006	WD	Q	I	03	35,000
GRANTOR: HENRY C JENKINS & GWI						
GRANTEE: RICHARD S & LINDA S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 20,350

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/16/2023 BY KS Total Acres: 1.02 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS