LOT 1 BLAINE ESTATES PHASE 1.
956-554, DC 1346-451, WD 1346-45

STOREY JENA M
128 SW FRIENDSHIP WAY
LAKE CITY, FL 32024

2026

22-4S-16-03090-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

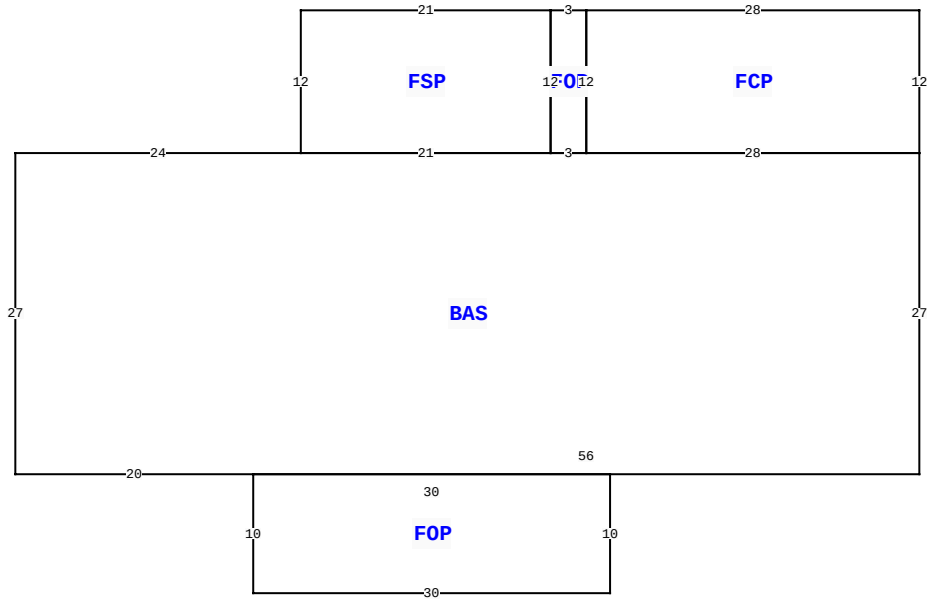
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	22416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	150,400
FCP	336	25		84	6,157
FOP	36	35		13	953
FOP	300	35		105	7,696
FSP	252	40		101	7,403
TOTALS	2,976			2,355	172,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,355	113.9000	112.76	265,550	2003	2010	0	0	0	35.00	65.00

1 MANUF 2 100% - 2024 Heated Area: 2052 HX Base Yr 2024



128 SW FRIENDSHIP WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		172,608
TOTAL MARKET OB/XF VALUE		2,700
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		197,808
SOH/AGL Deduction		0
ASSESSED VALUE		197,808
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		147,086
TOTAL JUST VALUE		197,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043536	Roof Replacement	13,425	01/14/2022
20039	M H	125	10/14/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/1483	4/14/2023	WD	Q	I	01	235,000
GRANTOR: THE DONNA F BEALL LIV						
GRANTEE: VERCHER JENA M						
1346/0452	10/20/2017	WD	U	I	11	100
GRANTOR: DONNA F BEALL						
GRANTEE: DONNA F BEALL TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S27 E20 FOP= S10 E30 N10 W30$ E56 N27 FCP= N12 W28 S12 E28$ W28 FOP= N12 W3 S12 E3$ W3 FSP= N12 W21 S12 E21$ W21$.

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	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	2007	2007	3	100	1,800	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2007	2007	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 2,700

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 04/08/2025 BY KS Total Acres: 1.08 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/19/2025 BY SYS