

LOT 4 BLAINE ESTATES PHASE 1.
WD 1013-1032, WD 1047-1297, WD 1

GOMEZ CELESTE
248 SW FRIENDSHIP WAY
LAKE CITY, FL 32024

2026

22-4S-16-03090-104



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		4 100
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	0201 MODULAR HOME	
MAP NUM		06
NEIGHBORHOOD/LOC	22416.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,072	100
UOP	96	25
TOTALS	2,168	
TOTALS	2,096	120,802

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0201	C	MOD HOME	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0210	02	2,096	113.9000	104.79	219,640	2005	2005	0	0	0	45.00	55.00
1 MODULAR 1 100% - 2017												
Heated Area: 2072												
HX Base Yr 2017												
248 SW FRIENDSHIP WAY, LAKE CITY												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
04/21/2023 MLU												

TOTAL OB/XF												
8,200												

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8,200												

COLUMBIA COUNTY PROPERTY												
PAGE 1 of 1												
3												
VALUATION SUMMARY												
STANDARD												
VALUATION BY												
Tax Group: 3												
Tax Dist:												
BUILDING MARKET VALUE												
120,802												
TOTAL MARKET OB/XF VALUE												
8,200												
TOTAL LAND VALUE - MARKET												
22,500												
TOTAL MARKET VALUE												
151,502												
SOH/AGL Deduction												
28,038												
ASSESSED VALUE												
123,464												
TOTAL EXEMPTION VALUE												
HX HB												
50,722												
BASE TAXABLE VALUE												
72,742												
TOTAL JUST VALUE												
151,502												
NCON VALUE												
0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												
151,502												

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W72 S29 E27 UOP= S5 E16 N6 W16 S1\$ N1 E16 S1 E29 N29\$.												