

LOT 5 BLAINE ESTATES PHASE 1.
WD 1007-139, WD 1046-541, CT 152

A BAR SALES, INC
PO BOX 830
LAKE CITY, FL 32056

2026

22-4S-16-03090-105



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	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	0200MOBILE HOME	
MAP NUM		06
NEIGHBORHOOD/LOC	22416.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,535	100
FSP	240	40
UOP	92	25
TOTALS	1,867	1,654

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	1,654	115.8000	108.85	180,038	1998	1998	0	0	0	45.00	55.00	
1 MANUF 1 0% - 2025													
Heated Area: 1535 HX Base Yr													
292 SW FRIENDSHIP WAY, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU													

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
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007
2	0210	GARAGE U	0	0	20	24	480.00	UT	18.00	18.00	100	2007	2007
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100		

TOTAL OB/XF													
16,840													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND
1	0200	C	MBL HM	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND
1	0200	C	MBL HM	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00

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1	0200	C	MBL HM	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		99,021	
TOTAL MARKET OB/XF VALUE		16,840	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		138,361	
SOH/AGL Deduction		0	
ASSESSED VALUE		138,361	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		138,361	
TOTAL JUST VALUE		138,361	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		138,361	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21322	SFR	200	12/08/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1525/837	10/02/2024	CT U	I	I	18	100,500	
GRANTOR: CLERK OF COURT (CANAV							
GRANTEE: A BAR SALES, INC							
1046/0541	4/29/2005	WD Q	I			104,600	
GRANTOR: IRONWOOD HOMES OF LAK							
GRANTEE: THOMAS A & JUDITH A							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W10 FSP= N10 W24 S10 E24\$ W47 S27 E34 UOP= S8 E11 N9 W4 S1 W7\$ E7 N1 E4 S1 E12 N27\$.													