LOT 17 BLAINE ESTATES PHASE 1.
ORB 941-1147, QCD 1092-1586, FJ

WILLIAMS KENNETH N/WILLIAMS MARY T
211 SW FRIENDSHIP WAY
LAKE CITY, FL 32024

2026

22-4S-16-03090-117

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

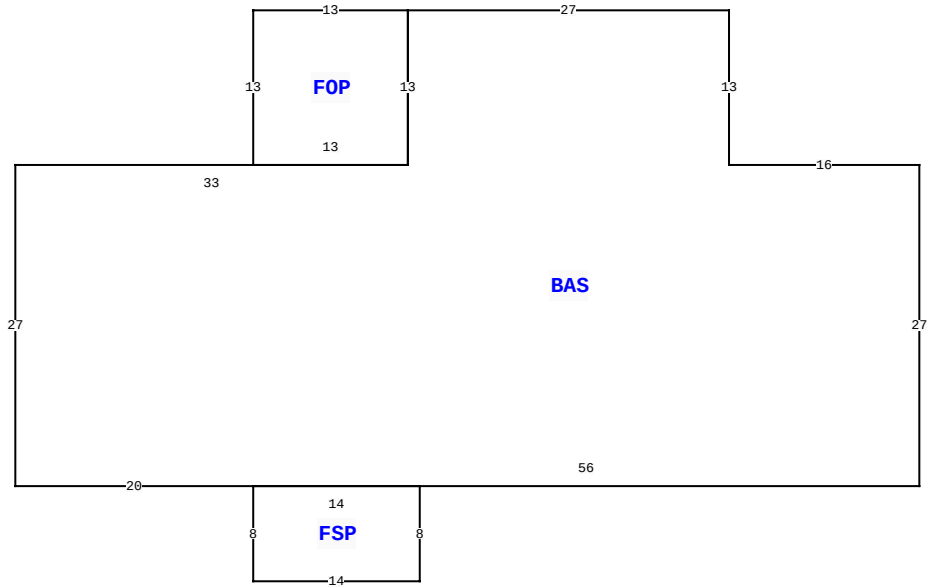
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	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		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	2,403	100		2,403	123,693
FOP	169	30		51	2,625
FSP	112	40		45	2,317
TOTALS	2,684			2,499	128,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	2,499	101.7240	93.59	233,881	2001	2001	0	0	0	45.00	55.00

1 MODULAR 1 100% - 2015 Heated Area: 2403 HX Base Yr 2015



211 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		128,635
TOTAL MARKET OB/XF VALUE		6,207
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		157,342
SOH/AGL Deduction		50,222
ASSESSED VALUE		107,120
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		51,398
TOTAL JUST VALUE		157,342
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046142	Remodel	14,000	12/20/2022
22342	ADDN SFR	95	09/24/2004
18880	SFR	375	10/24/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1278/0593	7/18/2014	WD	Q	I	01	102,500
GRANTOR: IRONWOOD HOMES OF LAK						
GRANTEE: KENNETH N & MARY T						
1258/0050	7/12/2013	WD	U	I	12	69,900
GRANTOR: DOMUS HOLDINGS LLC						
GRANTEE: IRONWOOD HOMES OF L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 N13 W27 FOP= W13 S13 E13 N13$ S13 W33 S27 E20 FSP= S8 E14 N8 W14$E56 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,938.00	UT	1.50	1.50	100	2001	2001	3	100	2,907	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 6,207

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	0201	C	MOD HOME	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 04/04/2025 BY KS Total Acres: 1.10 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/18/2025 BY SYS