L0T 18 BLAINE ESTATES PHASE 1.

ORB 957-24.

WILSON CHRISTINE
169 SW FRIENDSHIP WAY
LAKE CITY, FL 32024

2026

22-4S-16-03090-118

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

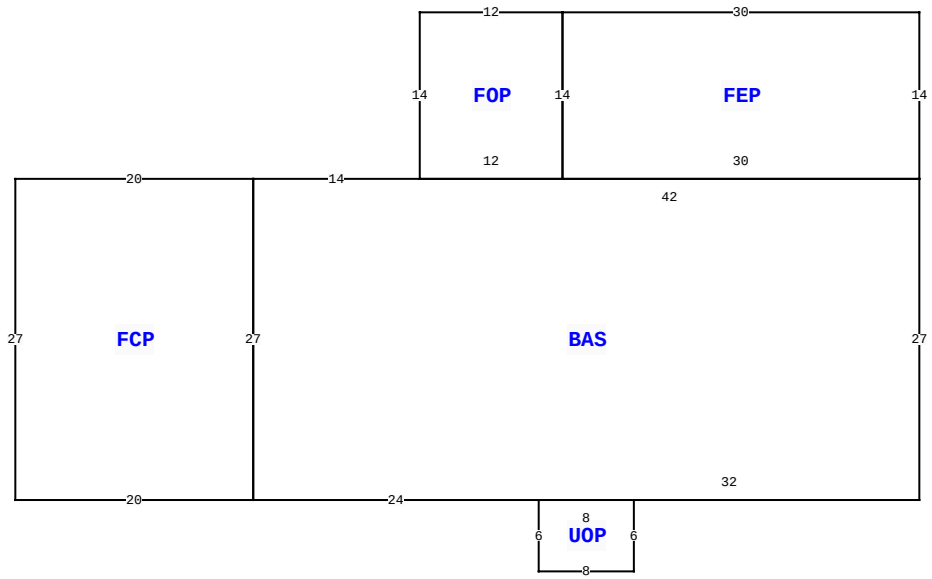
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		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	1,512	100		1,512	80,000
FCP	540	25		135	7,143
FEP	420	80		336	17,778
FOP	168	30		50	2,646
UOP	48	20		10	529
TOTALS	2,688			2,043	108,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	2,043	104.5660	96.20	196,537	2000	2000	0	0	0	45.00	55.00

1 MODULAR 1 100% - 2003 Heated Area: 1512 HX Base Yr 2003



169 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		108,095
TOTAL MARKET OB/XF VALUE		4,342
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		134,937
SOH/AGL Deduction		46,969
ASSESSED VALUE		87,968
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		37,246
TOTAL JUST VALUE		134,937
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044897	Solar Power Syste	57,499	07/06/2022
000042187	Roof Replacement	10,886	06/21/2021
22015	ADDN SFR	170	06/25/2004
16803	SFR	125	03/27/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0957/0024	7/03/2002	WD	Q	I		73,500

GRANTOR: DANIEL CRAPPS & JAMES

GRANTEE: CHRISTINE WILSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FCP= W20 S27 E20 N27$ S27 E24 UOP= S6E8 N6 W8$ E32 N27 FEP= N14 W30 FOP= W12 S14 E12 N14$ S14 E30$ W42$.

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	2000	2000	3	100	1,200	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	50	
4	0296	SHED METAL	0	100	10	12	1.00	UT	1,440.00	1,440.00	60	2007	2007	3	60	864	
5	0296	SHED METAL	0	100	12	20	1.00	UT	2,880.00	2,880.00	60	2007	2007	3	60	1,728	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 4,342

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