

LOT 19 BLAINE ESTATES PHASE 1, A
X 186.27 FT STRIP OF LAND LYING
LOT 19 UNIT 1 BLAINE ESTATES & L

GREENSPRING CAPITAL MANAGEMENT LLC
C/O EXECUTIVE PLAZA II SUITE 9, 11350 MCCORMICK RD
HUNT VALLEY, MD 21031

2026

22-4S-16-03090-119



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	0201MODULAR HOME	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	22416.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,746	100
FOP	120	30
UOP	63	20
TOTALS	1,929	1,795 95,063

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0210	01	1,795	104.6640	96.29	172,841	2000	2000	0	0	45.00	55.00
1 MODULAR 1 0% - 2022 Heated Area: 1746 HX Base Yr											
Diagram showing building footprint dimensions and area calculations: - Main structure: 27 x 43 - Small structure: 12 x 12 - Total area: 1746 - Labels: BAS, FOP, UOP											
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	1999	1999
2	0294	SHED WOOD/	0	0	12	28	336.00	UT	7.50	7.50	75	1999	1999
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100		
4	0294	SHED WOOD/	0	0	10	16	160.00	UT	7.50	7.50	75	1999	1999
5	0166	CONC, PAVMT	0	0	3	46	138.00	UT	2.00	2.00	75	1999	1999
6	0166	CONC, PAVMT	0	0	10	92	920.00	UT	2.00	2.00	75	1999	1999
7	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007
8	0070	CARPORT UF	0	0	20	18	360.00	UT	2.50	2.50	60	2007	2007
9	0060	CARPORT F	0	0	0	0	728.00	UT	2.00	2.00	75	2007	2007
10	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014

TOTAL OB/XF													
14,609													
129 SW FRIENDSHIP WAY, LAKE CITY													
04/21/2023 MLU													

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0201	C	MOD HOME	0	
REVIEW DATE			04/04/2025	BY	KS

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 2 of 2										3
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND		VALUATION SUMMARY										3	
																													VALUATION BY										STANDARD	
																													Tax Group: 3										Tax Dist:	
																													BUILDING MARKET VALUE										95,063	
																													TOTAL MARKET OB/XF VALUE										14,859	
																													TOTAL LAND VALUE - MARKET										24,750	
																													TOTAL MARKET VALUE										134,672	
																													SOH/AGL Deduction										0	
																													ASSESSED VALUE										134,672	
																													TOTAL EXEMPTION VALUE										0	
																													BASE TAXABLE VALUE										134,672	
																													TOTAL JUST VALUE										134,672	
																													NCON VALUE										0	
																													INCOME VALUE											
																													PREVIOUS YEAR MKT VALUE										134,672	