LOT 12 PINEHILLS S/D EX 1 AC DES
WD 1334-1707 & EX 1 AC DESC ORB

JONES TERRANCE LAVAIR SR/JONES TYRIN LAVODRICK
415 NW FRIENDSHIP WAY
LAKE CITY, FL 32055

2026

28-2S-16-01772-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

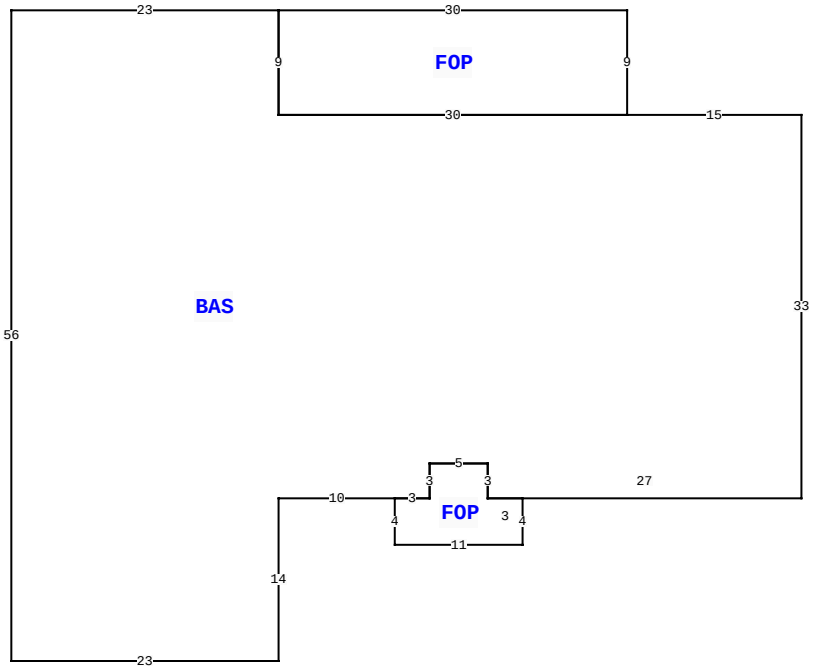
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	28216.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,758	100		2,758	294,603
FOP	59	30		18	1,922
FOP	270	30		81	8,653
TOTALS	3,087			2,857	305,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,857	107.1600	120.02	342,897	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2017 Heated Area: 2758 HX Base Yr 2017



415 NW FRIENDSHIP WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		305,178
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		20,790
TOTAL MARKET VALUE		328,968
SOH/AGL Deduction		106,074
ASSESSED VALUE		222,894
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		172,172
TOTAL JUST VALUE		328,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043084	Electrical Servic	0	11/02/2021
26017	SFR	680	07/15/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1395/2197	10/03/2019	QC	U	V	11	100
GRANTOR: TERRENCE LAVAIR JONES						
GRANTEE: TERRANCE JONES SR &						
1165/1881	1/20/2009	QC	U	V	11	100
GRANTOR: TERRENCE LAVAIR JONES						
GRANTEE: TERRANCE JONES SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= N9 W30 S9 E30$ W30 N9 W23 S56 E23 N14 E10 FOP= S4 E11 N4 W3 N3 W5 S3 W3$ E3 N3 E5 S3 E27 N33$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	23,100.00	20,790.00	20,790							

REVIEW DATE 07/15/2024 BY tommy Total Acres: 3.03 Total Land Value: 20,790 Market: 0 Agricultural: 0 Common: 20,790 PRINTED 11/18/2025 BY SYS