LOT 15 PINEHILLS S/D EX 1 AC DES
1504-416.

SANTIAGO KEILA LUCIANO/AGOSTO RODRIGUEZ RUBEN A
185 NW FRIENDSHIP WAY
LAKE CITY, FL 32055

2026

28-2S-16-01772-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

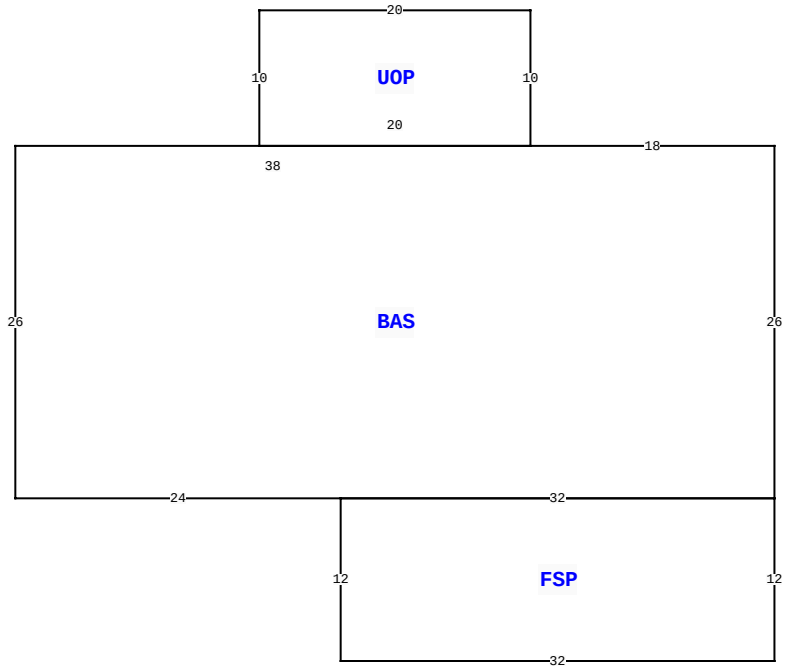
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,456	100		1,456	40,500
FSP	384	40		154	4,284
UOP	200	25		50	1,391
TOTALS	2,040			1,660	46,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,660	115.9000	69.54	115,436	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2019 Heated Area: 1456 HX Base Yr 2019



185 NW FRIENDSHIP WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/17/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		46,174
TOTAL MARKET OB/XF VALUE		9,541
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		83,715
SOH/AGL Deduction		40,228
ASSESSED VALUE		43,487
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,487
TOTAL JUST VALUE		83,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049281	Roof Replacement	14,876	02/23/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1497/1789	7/19/2023	QC	U	I	11	100
GRANTOR: SANTIAGO-LUCIANO KEIL						
GRANTEE: LUCIANO KEILA SANTI						
1461/734	3/07/2022	QC	U	I	11	100
GRANTOR: AGOSTO RODRIGUEZ RUBE						
GRANTEE: SANTIAGO LUCIANO KE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W18 W38 S26 E24 E32 N26 $
FSP=[ORIG=-32,26] S12 E32 N12 W32 $
UOP=[ORIG=-18,0] N10 W20 S10 E20 $
.

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	0294	SHED WOOD/	0	100	12	12	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1986	1986	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	24	24	576.00	UT	2.00	2.00	60	2013	2013	3	60	691	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

LAND DESCRIPTION

TOTAL OB/XF 9,541

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	35,000.00	28,000.00	28,000							

REVIEW DATE 03/20/2024 BY JS Total Acres: 4.06 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/18/2025 BY SYS