PART OF LOT 12 PINEHILLS S/D DES
OF SAID LOT 12, SW 195.83 FT TO
LOT 12, NW ALONG CURVE 106.13 FT

HODGE CHRISTIE MICHELLE
297 NW FRIENDSHIP WAY
LAKE CITY, FL 32024

2026

28-2S-16-01772-022

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

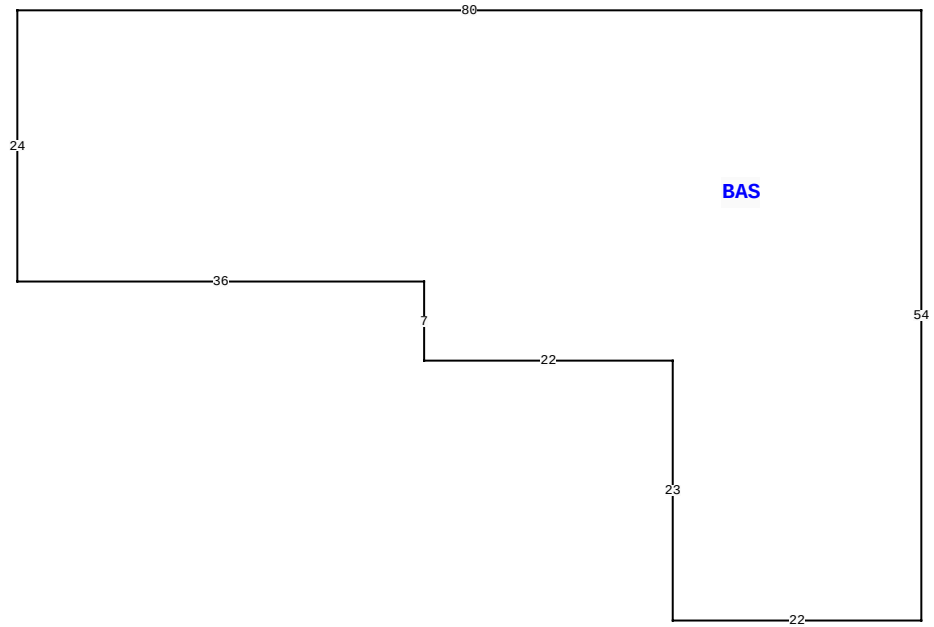
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Quality	06	06
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	2,734	100		2,734	402,353
TOTALS	2,734			2,734	402,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,734	139.7896	156.56	428,035	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2022 Heated Area: 2734 HX Base Yr 2022



297 NW FRIENDSHIP WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		402,353
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		9,500
TOTAL MARKET VALUE		412,453
SOH/AGL Deduction		36,794
ASSESSED VALUE		375,659
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		319,937
TOTAL JUST VALUE		412,453
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35312	SFR	945	05/12/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/1924	9/17/2024	QC	U	I	11	100
GRANTOR: HUNTER JOSEPH BLAKE						
GRANTEE: HODGE CHRISTIE MICH						
1455/511	12/08/2021	QC	U	I	11	100
GRANTOR: HODGE CHRISTIE MICHEL						
GRANTEE: HODGE CHRISTIE MICH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W80 S24 E36 S7 E22 S23 E22 N54$.

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	2019	2019	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 1.00 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 PRINTED 10/07/2025 BY SYS