PART OF LOT 15 PINEHILLS S/D DES
COR OF LOT 15, E 504.75 FT FOR P
E 196.66 FT, S 221.69 FT TO S LI

RODRIGUEZ MAYRA G
197 NW FRIENDSHIP WAY
LAKE CITY, FL 32055

2026

28-2S-16-01772-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

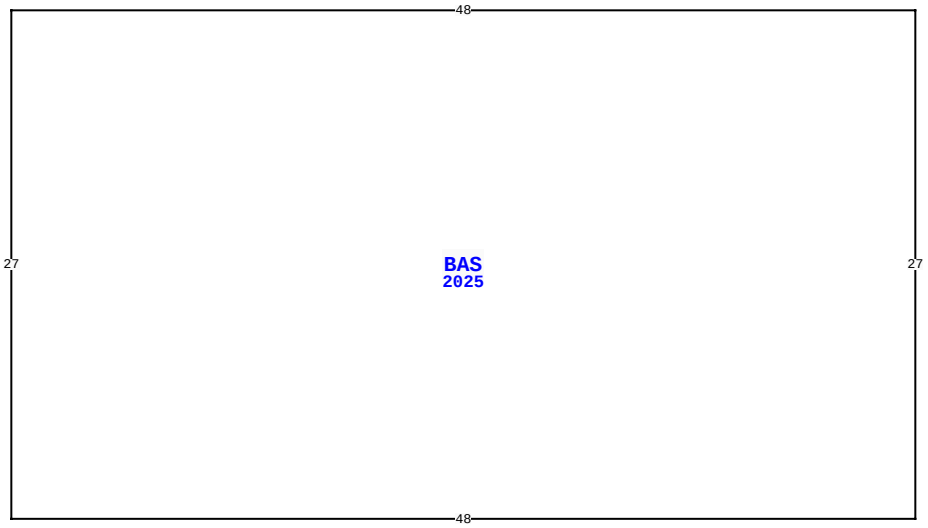
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	1,296	100	2025	1,296	142,707
TOTALS	1,296			1,296	142,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,296	113.5000	112.36	145,619	2024	2024	0	0	0	2.00	98.00

1 MANUF 2 100% - 2025 Heated Area: 1296 HX Base Yr 2025



197 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		142,707
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		7,000
TOTAL MARKET VALUE		156,707
SOH/AGL Deduction		0
ASSESSED VALUE		156,707
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,985
TOTAL JUST VALUE		156,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049239	Mobile Home		02/19/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1504/416	12/08/2023	WD	U	V	11	100

GRANTOR: SANTIAGO KEILA LUCIAN
GRANTEE: RODRIGUEZ MAYRA G

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=15,18] E48 S27 W48 N27 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.20	35,000.00	7,000.00	7,000							

REVIEW DATE 04/18/2024 BY randall Total Acres: 1.00 Total Land Value: 7,000 Market: 0 Agricultural: 0 Common: 7,000 PRINTED 10/07/2025 BY SYS