LOT 6 BLOCK B PINE HILLS ADDITIO
896-250, CT 1049-1161, WD 1056-1

DERANGE BRANDON
344 NW FRIENDSHIP WAY
LAKE CITY, FL 32055

2026

28-2S-16-01772-056

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

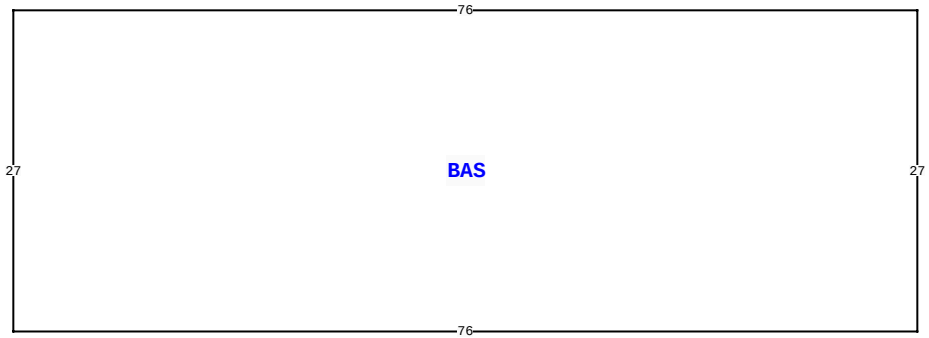
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	28216.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	171,640
TOTALS	2,052			2,052	171,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,052	119.0000	117.81	241,746	2002	2012	0	0	0	29.00	71.00

2 MANUF 2 0% - 2024 Heated Area: 2052 HX Base Yr



344 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	171,640
TOTAL MARKET OB/XF VALUE	15,800
TOTAL LAND VALUE - MARKET	16,000
TOTAL MARKET VALUE	203,440
SOH/AGL Deduction	0
ASSESSED VALUE	203,440
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	203,440
TOTAL JUST VALUE	203,440
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,692

PRMT:1:1: D. PARENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20030	M H	125	10/10/2002
13955	M H	125	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1498/1128	8/31/2023	WD	Q	I	01	239,000
GRANTOR: LILES WILLIAM						
GRANTEE: DERANGE BRANDON						
1481/1347	11/30/2022	QC	U	I	11	0
GRANTOR: LILES ANNA MARIE						
GRANTEE: LILES WILLIAM C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 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	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
2	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	8,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 15,800

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	16,000.00	16,000.00	16,000							

REVIEW DATE 10/12/2023 BY ME Total Acres: 1.04 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000 PRINTED 10/06/2025 BY SYS