

LOT 7 BLOCK B PINE HILLS ADDITIO
WD 1109-1419.

GEIGER KENNETH E/GEIGER DANA
276 NW FRIENDSHIP WAY
LAKE CITY, FL 32055

2026

28-2S-16-01772-057



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	15,075
TOTALS	784			784	15,075

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	
2	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	
4	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	
5	0080	DECKING	0 100	0	0	1.00	UT	0.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		00	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	784	80.1090	48.07	37,687	1985	1985	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 2007 Heated Area: 784 HX Base Yr 2007													
14 56 14 56 BAS													

276 NW FRIENDSHIP WAY, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/17/2023 MLU													

TOTAL OB/XF 7,550													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3
2	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3
4	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3
5	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3

TOTAL OB/XF 7,550													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0200	C	MBL HM	100		00	0.00	0.00	1.00	LT		1.00	1.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		15,075	
TOTAL MARKET OB/XF VALUE		7,550	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		47,625	
SOH/AGL Deduction		12,957	
ASSESSED VALUE		34,668	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		9,668	
TOTAL JUST VALUE		47,625	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		47,625	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9780	M H	125	05/31/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1109/1419	11/15/2006	WD	Q	V	04
GRANTOR: LENVIL DICKS					
GRANTEE: KENNETH & DANA GEIG					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W56 S14 E56 N14\$.									