LOT 2 BLAINE ESTATES PHASE 1.

967-830, WD 1065-978, WD 1068-20

BEAVER RONALD RAYMOND/BEAVER CATHERINE M
168 SW FRIENDSHIP WAY
LAKE CITY, FL 32024

2027

22-4S-16-03090-102

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 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

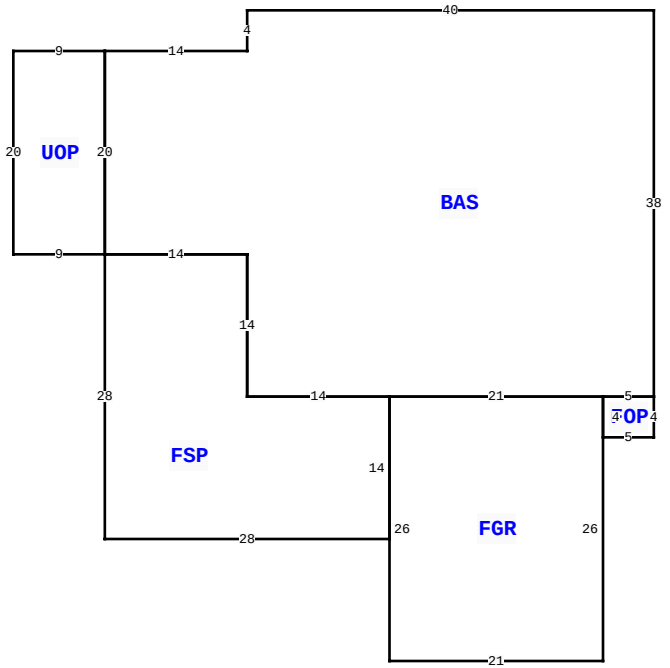
NEIGHBORHOOD/LOC 22416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	186,278
FGR	546	55		300	31,046
FOP	20	30		6	621
FSP	588	40		235	24,320
UOP	180	20		36	3,726
TOTALS	3,134			2,377	245,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,377	117.6000	129.36	307,489	2009	2009	0	0	0	20.00	80.00

2 SINGLE FAM 100% - 2026 Heated Area: 1800 HX Base Yr 2026



168 SW FRIENDSHIP WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

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	0296	SHED METAL	0	100	12	14	168.00	UT	12.00	12.00	100	2007	2007	3	100	2,016	
2	0166	CONC,PAVMT	0	100	4	36	144.00	UT	3.00	3.00	100	2007	2007	3	100	432	
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	16	20	320.00	UT	2.25	2.25	100	2009	2009	3	100	720	
5	0080	DECKING	0	100	0	0	1,588.00	UT	5.00	5.00	50	2012	2012	3	50	3,970	
6	0166	CONC,PAVMT	0	100	14	116	1,624.00	UT	2.00	2.00	50	2012	2012	3	50	1,624	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,500	
8	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	
9	0030	BARN,MT	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2025	2024		100	10,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		245,991
TOTAL MARKET OB/XF VALUE		28,462
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		296,953
SOH/AGL Deduction		0
ASSESSED VALUE		296,953
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		245,542
TOTAL JUST VALUE		296,953
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042882	Roof Replacement	13,109	10/01/2021
27411	ADDN SFR	543	10/07/2008
20723	M H	125	05/20/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/2507	12/16/2024	WD	Q	I	01	359,000
GRANTOR: SHARPE MARCIA B						
GRANTEE: BEAVER RONALD RAYMO						
1179/0333	8/14/2009	WD	U	I	16	100
GRANTOR: SHARPE						
GRANTEE: BURKI & SHARPE (JTW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S4 W14 UOP= W9 S20 E9 N20$ S20 FSP= S28 E28 N14 W14 N14 W14$ E14 S14 E14 FGR= S26 E21 N26 W21$ E21 FOP= S4 E5N4 W5$ E5 N38 $.

LAND DESCRIPTION

TOTAL OB/XF 28,462

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 04/08/2025 BY KS Total Acres: 1.08 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS