LOT 3 BLAINE ESTATES PHASE 1.
978-785, DC 1030-660, WD 1051-26

SAVI KATHI SCHMIDT
210 SW FRIENDSHIP WAY
LAKE CITY, FL 32024

2027

22-4S-16-03090-103

BUILDING CHARACTERISTICS

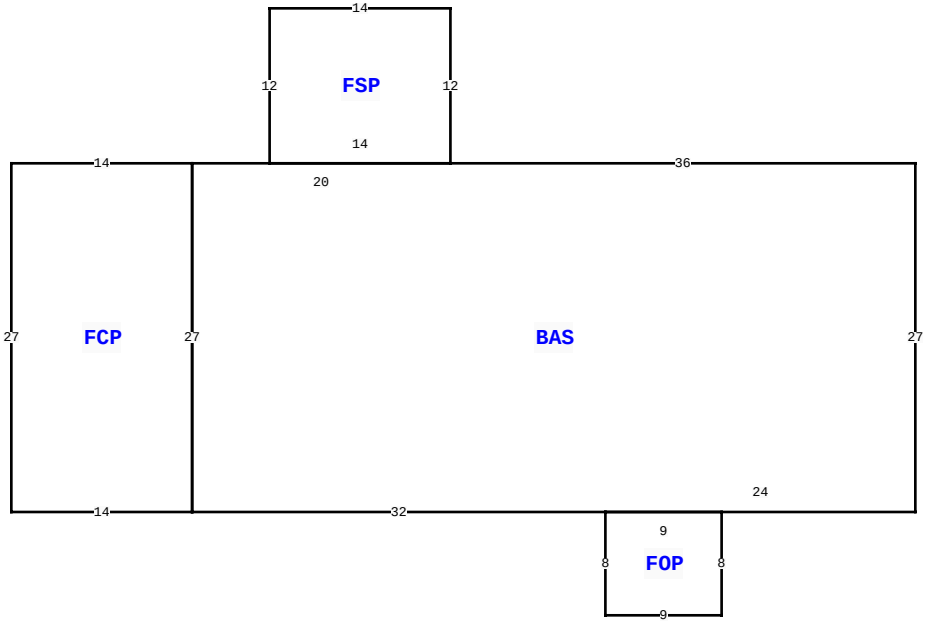
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 06
NEIGHBORHOOD/LOC	22416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	88,091
FCP	378	25		94	5,476
FOP	72	35		25	1,456
FSP	168	40		67	3,903
TOTALS	2,130			1,698	98,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,698	113.9000	105.93	179,869	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1512 HX Base Yr



210 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0252	LEAN-TO W/	0	0	8	16	128.00	UT	2.50	2.50	100	2007	2007	3	100	320	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	12	16	192.00	UT	12.00	12.00	75	2007	2007	3	75	1,728	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	
6	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	98,928
TOTAL MARKET OB/XF VALUE	11,948
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	133,376
SOH/AGL Deduction	0
ASSESSED VALUE	133,376
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,376
TOTAL JUST VALUE	133,376
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20551	M H	125	03/26/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1051/2692	7/12/2005	WD	Q	I		97,500
GRANTOR: LOIS L JONES						
GRANTEE: JOHN F SCHMIDT & KA						
0978/0785	3/18/2003	WD	Q	V		17,500
GRANTOR: DANIEL CRAPPS JAMES C						
GRANTEE: ALFRED L & LOIS L J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 FSP= N12 W14 S12 E14$ W20 FCP= W14 S27 E14 N27$ S27E32 FOP= S8 E9 N8 W9$ E24 N27$.

LAND DESCRIPTION

TOTAL OB/XF 11,948

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		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 JB Total Acres: 1.08 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS