LOT 4 BLAINE ESTATES PHASE 1.

WD 1013-1032, WD 1047-1297, WD 1

MORRIS RANDY M
248 SW FRIENDSHIP WAY
LAKE CITY, FL 32024

2027

22-4S-16-03090-104

BUILDING CHARACTERISTICS

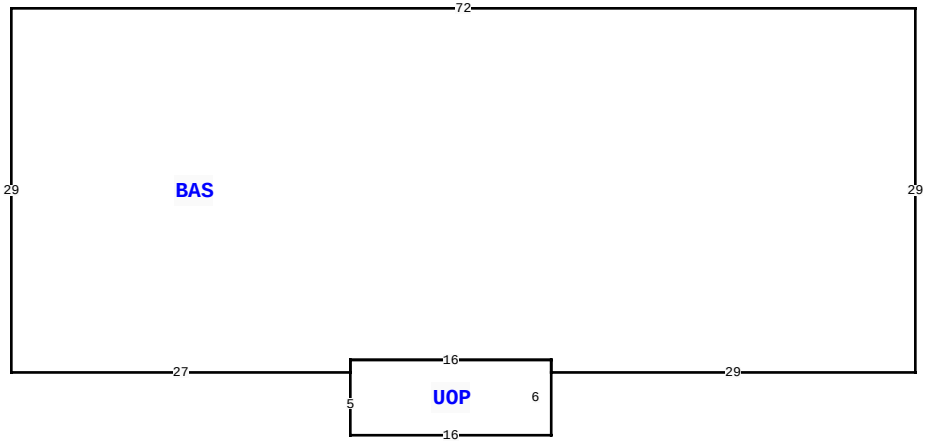
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0201	MODULAR 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	2,072	100		2,072	145,589
UOP	96	25		24	1,686
TOTALS	2,168			2,096	147,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	02	2,096	115.0000	108.10	226,578	2005	2010	0	0	0	35.00	65.00

1 MODULAR 1 100% - 2026 Heated Area: 2072 HX Base Yr 2026



248 SW FRIENDSHIP WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		147,276
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		177,976
SOH/AGL Deduction		0
ASSESSED VALUE		177,976
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		126,565
TOTAL JUST VALUE		177,976
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23365	M H	0	07/08/2005
21796	M H	357	04/27/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/1902	12/05/2025	WD	Q	I	01	252,000
GRANTOR: GOMEZ CELESTE						
GRANTEE: MORRIS RANDY M						
1321/0375	8/25/2016	WD	Q	I	01	90,000
GRANTOR: IRONWOOD HOMES OF LAK						
GRANTEE: CELESTE GOMEZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S29 E27 UOP= S5 E16 N6 W16 S1$ N1 E16 S1 E29 N29$.

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
2	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 8,200

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	0201	C	MOD HOME	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 12/18/2025 BY TP Total Acres: 1.07 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS