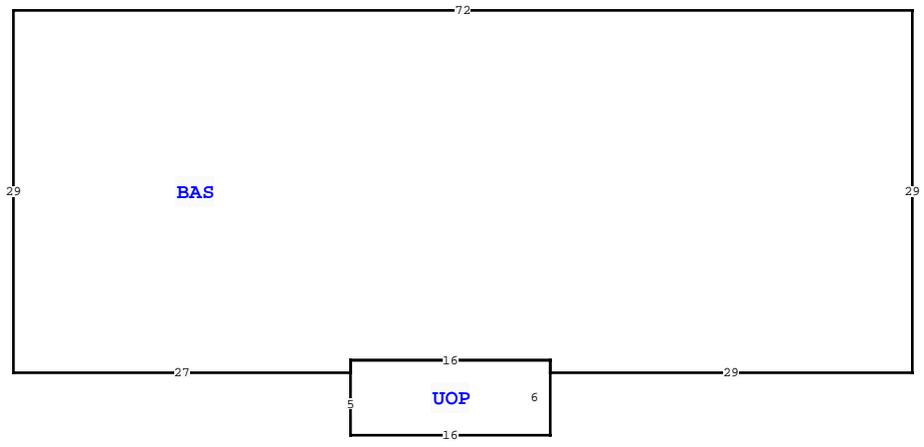


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	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
BAS	2,072	100	
UOP	96	25	
TOTALS	2,168		
TOTALS		2,096	148,842

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MODULAR	1	100%	-	2026							Heated Area: 2072 HX Base Yr 2026	



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			148,842	
TOTAL MARKET OB/XF VALUE			8,200	
TOTAL LAND VALUE - MARKET			22,500	
TOTAL MARKET VALUE			179,542	
SOH/AGL Deduction			0	
ASSESSED VALUE			179,542	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			128,131	
TOTAL JUST VALUE			179,542	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			151,502	

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						

EXTRA FEATURES		248 SW FRIENDSHIP WAY, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	9945	Well/Sept	7,000.00

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

BUILDING NOTES									

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

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							