LOT 5 BLAINE ESTATES PHASE 1.
WD 1007-139, WD 1046-541, CT 152

A BAR SALES, INC
PO BOX 830
LAKE CITY, FL 32056

2027

22-4S-16-03090-105

BUILDING CHARACTERISTICS

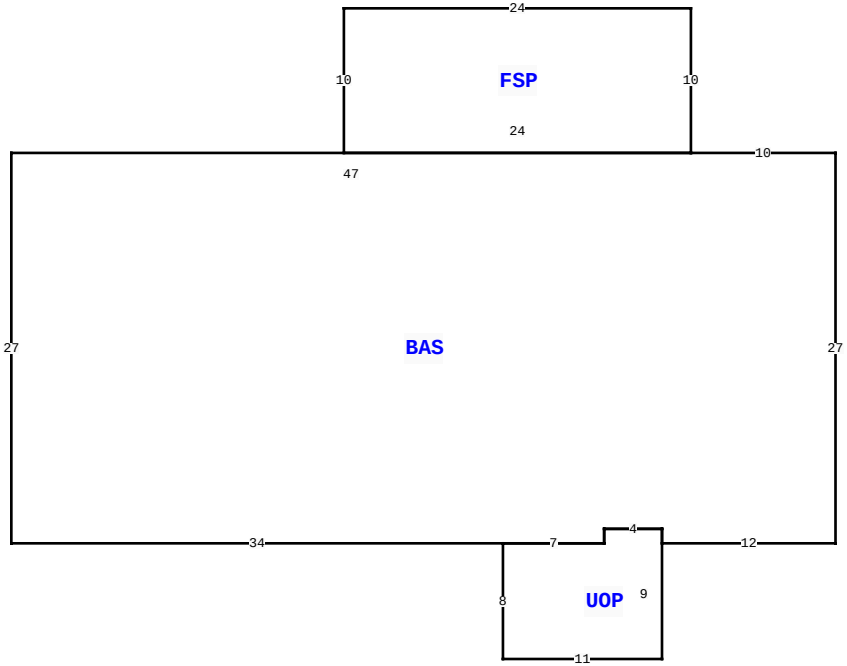
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,535	100		1,535	90,917
FSP	240	40		96	5,686
UOP	92	25		23	1,362
TOTALS	1,867			1,654	97,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,654	115.8000	107.69	178,119	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 1535 HX Base Yr



292 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	2007	2007	3	100	1,200	
2	0210	GARAGE U	0	0	20	24	480.00	UT	18.00	18.00	100	2007	2007	3	100	8,640	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	97,965
TOTAL MARKET OB/XF VALUE	16,840
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	137,305
SOH/AGL Deduction	0
ASSESSED VALUE	137,305
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,305
TOTAL JUST VALUE	137,305
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21322	SFR	200	12/08/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/837	10/02/2024	CT	U	I	18	100,500
GRANTOR: CLERK OF COURT (CANAV						
GRANTEE: A BAR SALES, INC						
1046/0541	4/29/2005	WD	Q	I		104,600
GRANTOR: IRONWOOD HOMES OF LAK						
GRANTEE: THOMAS A & JUDITH A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FSP= N10 W24 S10 E24$ W47 S27 E34 UOP= S8 E11 N9 W4 S1 W7$ E7 N1 E4 S1 E12 N27$.

LAND DESCRIPTION

TOTAL OB/XF 16,840

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 KS Total Acres: 1.01 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS