LOT 19 BLAINE ESTATES PHASE 1, A
X 186.27 FT STRIP OF LAND LYING
LOT 19 UNIT 1 BLAINE ESTATES & L

HENRY ROBERT W/DUNCAN VICKIE L
129 SW FRIENDSHIP LN
LAKE CITY, FL 32024

**2027**

**22-4S-16-03090-119**

## BUILDING CHARACTERISTICS

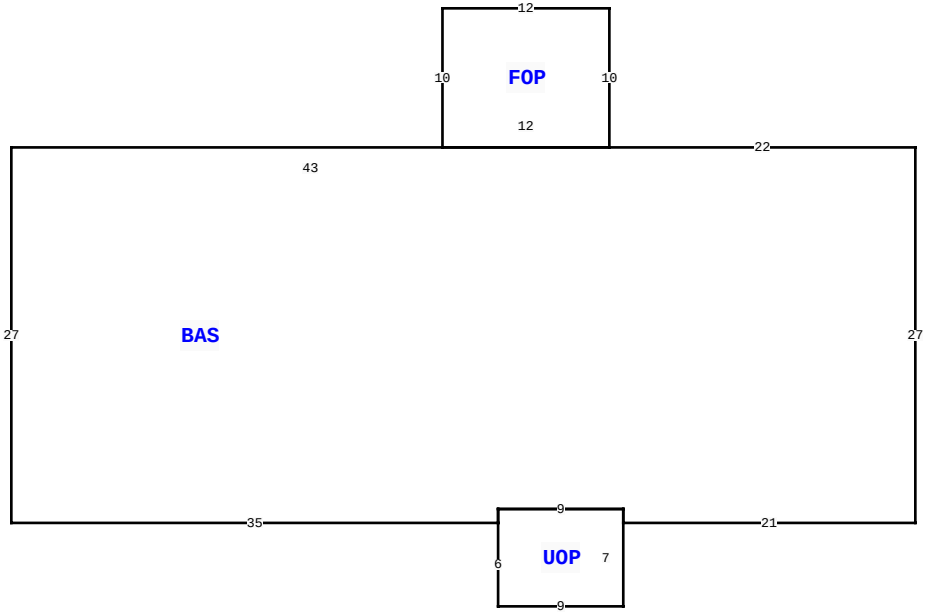
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | | N/A 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | 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 | 1,746 | 100 | | 1,746 | 94,474 |
| FOP | 120 | 30 | | 36 | 1,948 |
| UOP | 63 | 20 | | 13 | 703 |
| TOTALS | 1,929 | | | 1,795 | 97,126 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0210 | 01 | 1,795 | 104.6640 | 98.38 | 176,592 | 2000 | 2000 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MODULAR 1 0% - 2026 Heated Area: 1746 HX Base Yr




129 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 2 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 97,126 |
| TOTAL MARKET OB/XF VALUE | 14,859 |
| TOTAL LAND VALUE - MARKET | 24,750 |
| TOTAL MARKET VALUE | 136,735 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 136,735 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 136,735 |
| TOTAL JUST VALUE | 136,735 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 136,735 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000041860 | Roof Replacement | 6,200 | 05/05/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1560/2644 | 2/12/2026 | WD | U | I | 12 | 205,000 |
| GRANTOR: GREENSPRING CAPITAL M | | | | | | |
| GRANTEE: HENRY ROBERT W | | | | | | |
| 1545/2491 | 7/09/2025 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: GREENSPRING CAPITAL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W22 FOP= N10 W12 S10 E12$ W43 S27 E35 UOP= S6E9 N7 W9 S1$ N1 E9 S1 E21 N27$.

## 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 | 1999 | 1999 | 3 | 100 | 1,200 | |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 12 | 28 | 336.00 | UT | 7.50 | 7.50 | 75 | 1999 | 1999 | 3 | 75 | 1,890 | |
| 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 | 10 | 16 | 160.00 | UT | 7.50 | 7.50 | 75 | 1999 | 1999 | 3 | 75 | 900 | |
| 5 | 0166 | CONC,PAVMT | 0 | 0 | 3 | 46 | 138.00 | UT | 2.00 | 2.00 | 75 | 1999 | 1999 | 3 | 75 | 207 | |
| 6 | 0166 | CONC,PAVMT | 0 | 0 | 10 | 92 | 920.00 | UT | 2.00 | 2.00 | 75 | 1999 | 1999 | 3 | 75 | 1,380 | |
| 7 | 0251 | LEAN TO W/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2007 | 2007 | 3 | 100 | 300 | |
| 8 | 0070 | CARPORT UF | 0 | 0 | 20 | 18 | 360.00 | UT | 2.50 | 2.50 | 60 | 2007 | 2007 | 3 | 60 | 540 | |
| 9 | 0060 | CARPORT F | 0 | 0 | 0 | 0 | 728.00 | UT | 2.00 | 2.00 | 75 | 2007 | 2007 | 3 | 75 | 1,092 | |
| 10 | 0252 | LEAN-TO W/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 14,609

| 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 | 0 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.10 | 22,500.00 | 24,750.00 | 24,750 | | | | | | | |

REVIEW DATE 06/16/2026 BY TP Total Acres: 1.10 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 11/17/2026 BY SYS

LOT 19 BLAINE ESTATES PHASE 1, A
X 186.27 FT STRIP OF LAND LYING
LOT 19 UNIT 1 BLAINE ESTATES & L

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129 SW FRIENDSHIP LN
LAKE CITY, FL 32024

**2027**

**22-4S-16-03090-119**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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| | | |
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| | | | |
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| DOR CODE | 0201 | MODULAR HOME | |
| MAP NUM | | MKT AREA | 06 |
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| | | | | | |
| TOTALS | | | | | |

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## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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| 1545/2491 | 7/09/2025 | CT | U | I | 18 | 100 |
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## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0252 | LEAN-TO W/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 250 | |

TOTAL OB/XF 250

## LAND DESCRIPTION

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 06/16/2026 BY TP — Total Acres: 1.10 — Total Land Value: 24,750 — Market: 0 — Agricultural: 0 — Common: 24,750 — PRINTED 11/17/2026 BY SYS