

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

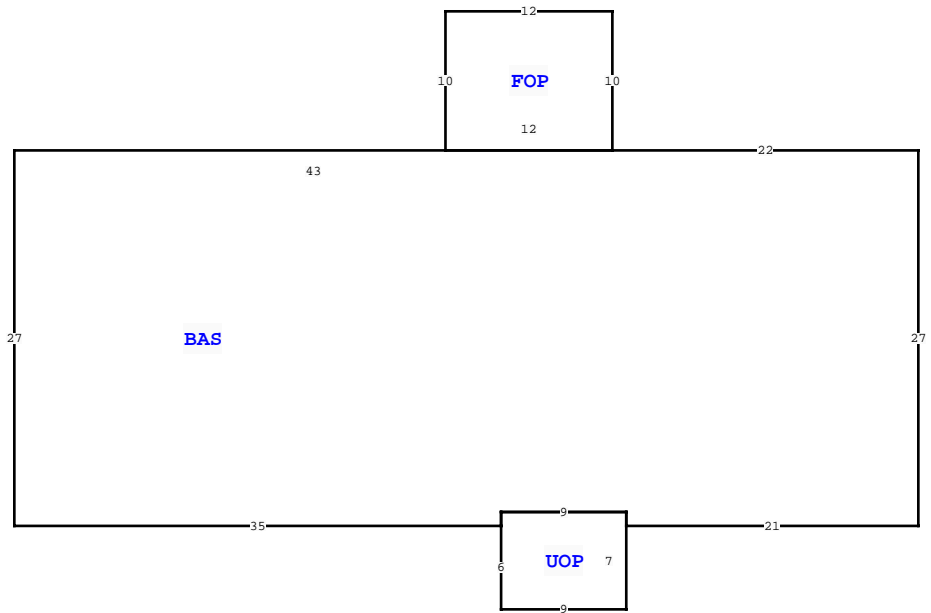
HENRY ROBERT W/DUNCAN VICKIE L
 129 SW FRIENDSHIP LN
 LAKE CITY, FL 32024

2026

22-4S-16-03090-119

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	14	CARPET	90
Interior Floor	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	0201MODULAR HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	22416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,746	100	
FOP	120	30	
UOP	63	20	
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	45.00	55.00	
1 MODULAR 1 0% - 2026 Heated Area: 1746 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
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			134,672

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

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1999
2	0294	SHED WOOD/	0	0	12	28	336.00	UT	7.50	7.50	75	1999
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	1999
4	0294	SHED WOOD/	0	0	10	16	160.00	UT	7.50	7.50	75	1999
5	0166	CONC, PAVMT	0	0	3	46	138.00	UT	2.00	2.00	75	1999
6	0166	CONC, PAVMT	0	0	10	92	920.00	UT	2.00	2.00	75	1999
7	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2007
8	0070	CARPORT UF	0	0	20	18	360.00	UT	2.50	2.50	60	2007
9	0060	CARPORT F	0	0	0	0	728.00	UT	2.00	2.00	75	2007
10	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014

TOTAL OB/XF												
14,609												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0201	C	MOD HOME	0		RSF-1	0.00	0.00	1.00	LT		1.00

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

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

LAND DESCRIPTION													TOTAL OB/XF												
													14,609												
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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750								

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ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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 134,672											
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN 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											
DOR CODE 0201 MODULAR HOME										BLD DATE										LGL DATE											
MAP NUM										XF DATE										LAND DATE 04/21/2023 MLU											
NEIGHBORHOOD/LOC 22416.00 1.00/										INC DATE										AG DATE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES																															
L N	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																	
LAND DESCRIPTION																															
										TOTAL OB/XF 250																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 06/26/2026 BY SYS																															