

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

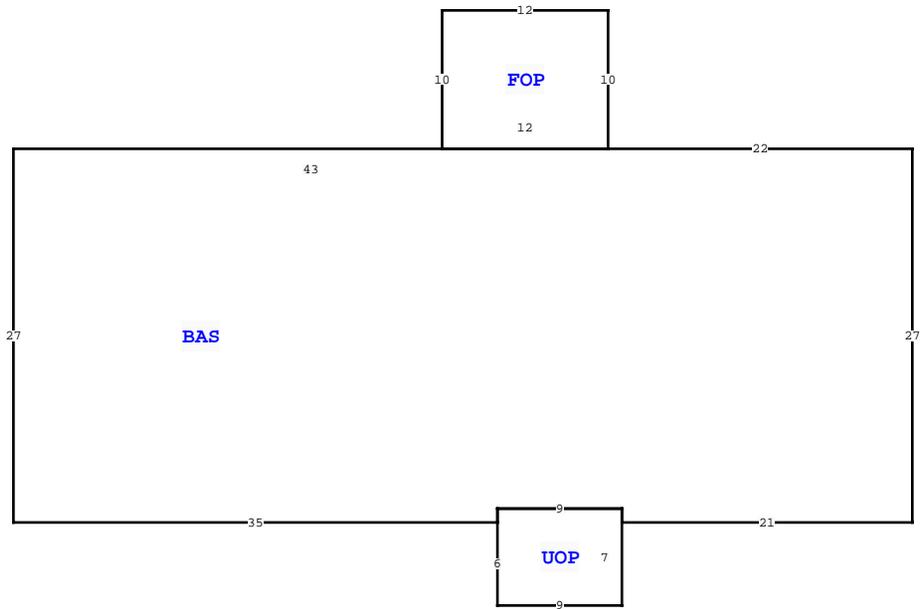
HENRY ROBERT W/DUNCAN VICKIE L
 129 SW FRIENDSHIP LN
 LAKE CITY, FL 32024

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 | | |

| 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 | 99.43 | 178,477 | 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 | | | 98,162 |
| TOTAL MARKET OB/XF VALUE | | | 14,859 |
| TOTAL LAND VALUE - MARKET | | | 24,750 |
| TOTAL MARKET VALUE | | | 137,771 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 137,771 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 137,771 |
| TOTAL JUST VALUE | | | 137,771 |
| 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 | Q | I | 01 | 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 |
| 1 | 0190 | FPLC PF | 0 0 | 0 0 | 1.00 |
| 2 | 0294 | SHED WOOD/ | 0 0 | 12 28 | 336.00 |
| 3 | 9945 | Well/Sept | 0 0 | 0 0 | 1.00 |
| 4 | 0294 | SHED WOOD/ | 0 0 | 10 16 | 160.00 |
| 5 | 0166 | CONC, PAVMT | 0 0 | 3 46 | 138.00 |
| 6 | 0166 | CONC, PAVMT | 0 0 | 10 92 | 920.00 |
| 7 | 0251 | LEAN TO W/ | 0 0 | 0 0 | 1.00 |
| 8 | 0070 | CARPORT UF | 0 0 | 20 18 | 360.00 |
| 9 | 0060 | CARPORT F | 0 0 | 0 0 | 728.00 |
| 10 | 0252 | LEAN-TO W/ | 0 0 | 0 0 | 1.00 |

| TOTAL OB/XF | | | | | | | | | | | | | | | |
|-------------|------------|-------------|---------|-------|--------|----|----------|----------------|-----------|---------|-------------|--------|--------|-----------------|-------|
| 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 |
| 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 | |
| TOTALS | | | | | | | | | | | | 14,609 | | | |

| LAND DESCRIPTION | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1 | 0201 | C | MOD HOME | 0 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | |

| 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\$. | | | | | | | | | | | |

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| BUILDING CHARACTERISTICS | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | | | | | |
|--|------------------|--------------|----------------------|--------------|----------------------|-------------|----------------|----------------|-------------|--------------------|-------------|-----------|-------------|-----------------|--|----------------|------------|-----------------------------|------|--------------------------|------|-----|----|--------|--|--|--|--|--|
| 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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 98,162 TOTAL MARKET OB/XF VALUE 14,859 TOTAL LAND VALUE - MARKET 24,750 TOTAL MARKET VALUE 137,771 SOH/AGL Deduction 0 ASSESSED VALUE 137,771 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 137,771 TOTAL JUST VALUE 137,771 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 134,672 | | | | | | | | | | | | | | |
| DOR CODE 0201 MODULAR HOME | | | | | | | | | | | | | | | PERMIT NUM DESCRIPTION AMT ISSUED | | | | | | | | | | | | | | |
| MAP NUM MKT AREA 06 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NEIGHBORHOOD/LOC 22416.00 1.00/ | | | | | | | | | | | | | | | SALES DATA | | | | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | OFF RECORD Number | DATE | TYPE INST | Q / V / I / | RSN CD | SALE PRICE | | | | | | | | | | | | | | |
| | | | | | | | | | | 1560/2644 | 2/12/2026 | WD Q | I I | 01 | 205,000 | | | | | | | | | | | | | | |
| GRANTOR: GREENSPRING CAPITAL M | | | | | | | | | | | | | | | GRANTEE: HENRY ROBERT W | | | | | | | | | | | | | | |
| GRANTOR: CLERK OF COURT | | | | | | | | | | | | | | | GRANTEE: GREENSPRING CAPITAL | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | | BLD DATE LGL DATE 04/21/2023 MLU | | | | | | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | | | | | | XF DATE INC DATE AG DATE | | | | | | | | | | | | | | |
| 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 04/04/2025 BY ks Total Acres: 1.10 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 05/13/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |