LOT 12 PINEHILLS S/D EX 1 AC DES
WD 1334-1707 & EX 1 AC DESC ORB

JONES TERRANCE LAVAIR SR/JONES TYRIN LAVODRICK
415 NW FRIENDSHIP WAY
LAKE CITY, FL 32055

**2026**

**28-2S-16-01772-012**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |

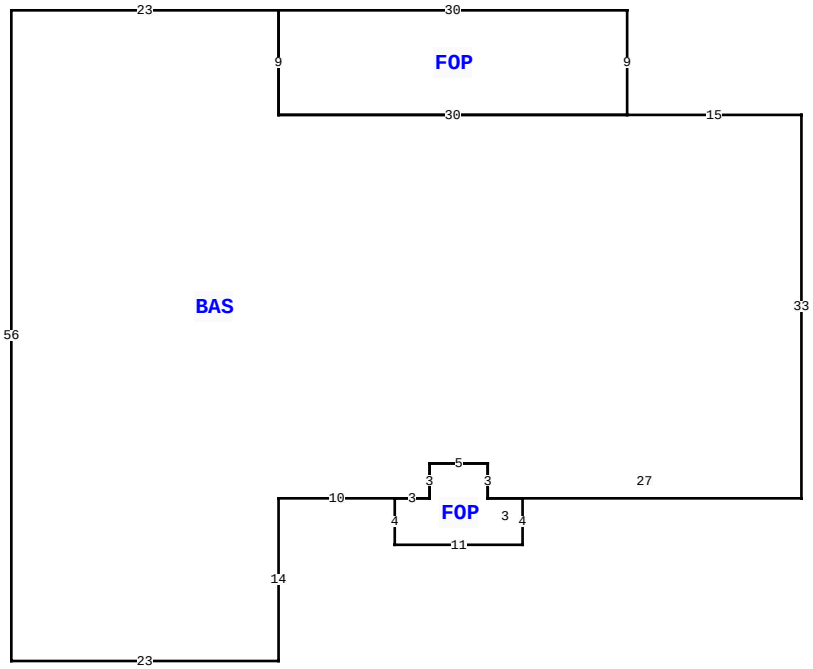
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 28216.020 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,758 | 100 | | 2,758 | 299,856 |
| FOP | 59 | 30 | | 18 | 1,957 |
| FOP | 270 | 30 | | 81 | 8,807 |
| TOTALS | 3,087 | | | 2,857 | 310,620 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,857 | 107.1600 | 122.16 | 349,011 | 2014 | 2014 | 0 | 0 | 0 | 11.00 | 89.00 |

1 SINGLE FAM 100% - 2017 Heated Area: 2758 HX Base Yr 2017




415 NW FRIENDSHIP WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 310,620 |
| TOTAL MARKET OB/XF VALUE | | 3,000 |
| TOTAL LAND VALUE - MARKET | | 27,000 |
| TOTAL MARKET VALUE | | 340,620 |
| SOH/AGL Deduction | | 118,375 |
| ASSESSED VALUE | | 222,245 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 170,834 |
| TOTAL JUST VALUE | | 340,620 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 332,397 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000043084 | Electrical Servic | 0 | 11/02/2021 |
| 26017 | SFR | 680 | 07/15/2007 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1395/2197 | 10/03/2019 | QC | U | V | 11 | 100 |
| GRANTOR: TERRENCE LAVAIR JONES | | | | | | |
| GRANTEE: TERRANCE JONES SR & | | | | | | |
| 1165/1881 | 1/20/2009 | QC | U | V | 11 | 100 |
| GRANTOR: TERRENCE LAVAIR JONES | | | | | | |
| GRANTEE: TERRANCE JONES SR & | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W15 FOP= N9 W30 S9 E30$ W30 N9 W23 S56 E23 N14 E10 FOP= S4 E11 N4 W3 N3 W5 S3 W3$ E3 N3 E5 S3 E27 N33$.

### 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 1,500 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 1,500 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,000

| 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 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.90 | 30,000.00 | 27,000.00 | 27,000 | | | | | | | |

REVIEW DATE 07/15/2024 BY tommy Total Acres: 3.03 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 05/12/2026 BY SYS