

PART OF LOT 12 PINEHILLS S/D DES  
OF SAID LOT 12, SW 195.83 FT TO  
LOT 12, NW ALONG CURVE 106.13 FT

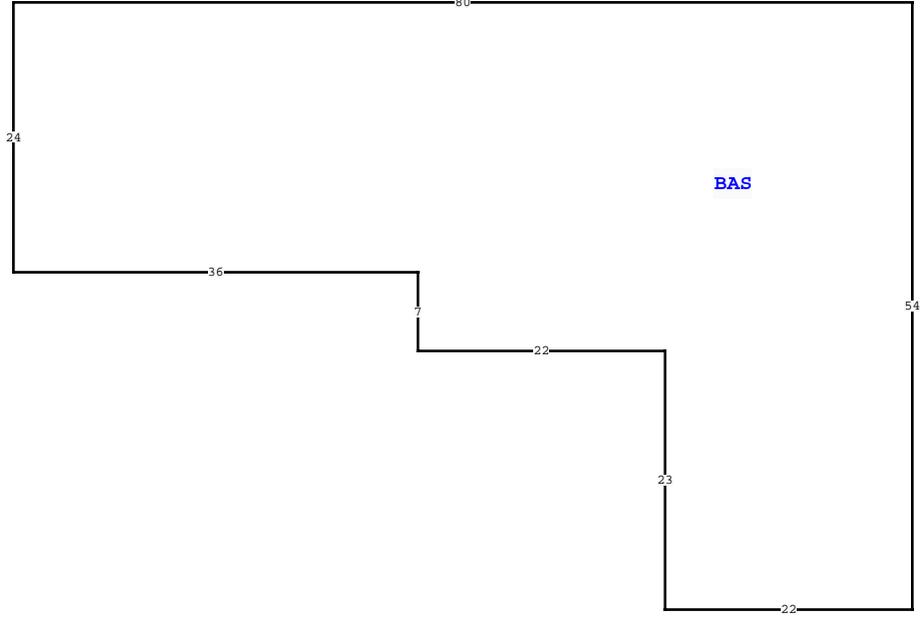
HODGE CHRISTIE MICHELLE  
297 NW FRIENDSHIP WAY  
LAKE CITY, FL 32024

2026

28-2S-16-01772-022

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	50
Interior Floo	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	04	04	100
Quality	06	06	
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
BAS	2,734	100	
TOTALS	2,734		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2022								
				Heated Area: 2734			HX Base Yr	2022			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		402,353	
TOTAL MARKET OB/XF VALUE		600	
TOTAL LAND VALUE - MARKET		12,000	
TOTAL MARKET VALUE		414,953	
SOH/AGL Deduction		40,389	
ASSESSED VALUE		374,564	
TOTAL EXEMPTION VALUE	HX HB VX	56,411	
BASE TAXABLE VALUE		318,153	
TOTAL JUST VALUE		414,953	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		416,733	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35312	SFR	945	05/12/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1523/1924	9/17/2024	QC	U	I	11	100

GRANTOR: HUNTER JOSEPH BLAKE  
GRANTEE: HODGE CHRISTIE MICH  
1455/511 12/08/2021 QC U I 11 100  
GRANTOR: HODGE CHRISTIE MICHEL  
GRANTEE: HODGE CHRISTIE MICH

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
BAS= W80 S24 E36 S7 E22 S23 E22 N54\$.

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
1	0166	CONC,PAVMT	0	100	0	0			0.00	100	2019	2019	3	100	600	

LAND DESCRIPTION												TOTAL OB/XF												
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
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							