PART OF LOT 12 PINEHILLS S/D DES
COR OF LOT 12 PINEHILLS, RUN N 1
S 73 DEG W 146.40 FT, S 47 DEG W

LEIVA ANA A/SOLER ISRAEL
347 NW FRIENDSHIP WAY
LAKE CITY, FL 32055

2026

28-2S-16-01772-023

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

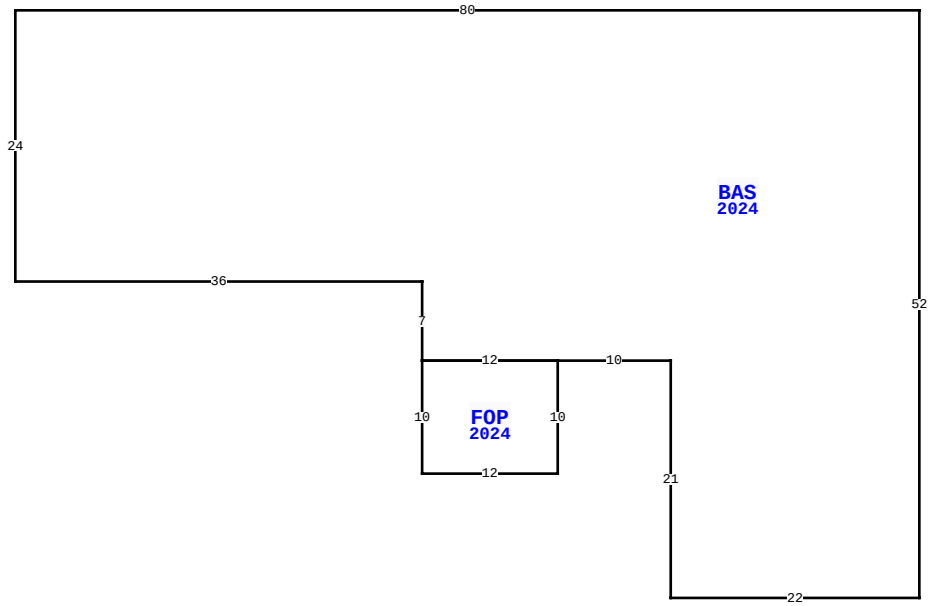
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,690	100	2024	2,690	342,812
FOP	120	30	2024	36	4,587
TOTALS	2,810			2,726	347,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,726	116.1090	130.04	354,489	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2690 HX Base Yr 2024



347 NW FRIENDSHIP WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		347,399
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		361,199
SOH/AGL Deduction		0
ASSESSED VALUE		361,199
TOTAL EXEMPTION VALUE	HX HB DX BX 14	361,199
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		361,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000039440	New Residential C	80,000	03/11/2020
39440	SFR	0	03/11/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1505/2643	1/09/2024	WD	U	I	11	100
GRANTOR: LEIVA ANA A						
GRANTEE: LEIVA ANA A						
1497/2578	8/24/2023	WD	U	V	11	100
GRANTOR: LEIVA ANA A						
GRANTEE: LEIVA ANA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,10] S24 E36 S7 E12 E10 S21 E22 N52 W80 $
FOP=[YR=2024;ORIG=116,41] S10 E12 N10 W12 $
.

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	600.00	UT	3.00	3.00	100	2024	2023		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 11/14/2023 BY HC Total Acres: 1.00 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 06/08/2026 BY SYS