

PART OF LOT 15 PINEHILLS S/D DES  
 COR OF LOT 15, E 504.75 FT FOR P  
 E 196.66 FT, S 221.69 FT TO S LI

RODRIGUEZ MAYRA G  
 197 NW FRIENDSHIP WAY  
 LAKE CITY, FL 32055

**2026**

28-2S-16-01772-025  


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Exterior Wall	00	N/A		0	
Roof Structure	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	08	SHT	VINYL	50	
Interior Floor	14	CARPET		50	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR DUCTED		100	
Bedrooms		3		100	
Bathrooms		2		100	
Frame	01	NONE		100	
Stories	1.	1.		100	
Units		0		100	
Condition Adj	03	03		100	
Kitchen Adjus	01	01		100	
Quality	05	05			
DOR CODE	0200 MOBILE HOME				
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	1,296	100	2025	1,296	139,836
TOTALS	1,296			1,296	139,836

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	100% - 2025		142,690	2024	2024	0	0	2.00	98.00	
			Heated Area: 1296				HX Base Yr 2025					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: 0; left: 50%; transform: translate(-50%, 0);">48</span> <span style="position: absolute; bottom: 0; left: 50%; transform: translate(-50%, 0);">48</span> <span style="position: absolute; left: 0; top: 50%; transform: translate(0, -50%);">27</span> <span style="position: absolute; right: 0; top: 50%; transform: translate(0, -50%);">27</span> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS 2025</p> </div> </div>												

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			139,836	
TOTAL MARKET OB/XF VALUE			7,000	
TOTAL LAND VALUE - MARKET			8,000	
TOTAL MARKET VALUE			154,836	
SOH/AGL Deduction			0	
ASSESSED VALUE			154,836	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			103,425	
TOTAL JUST VALUE			154,836	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			156,707	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049239	Mobile Home		02/19/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/416	12/08/2023	WD	U	V	11	100

GRANTOR: SANTIAGO KEILA LUCIAN  
 GRANTEE: RODRIGUEZ MAYRA G

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/17/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=15,18] E48 S27 W48 N27 \$	

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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100	2025	2024	100	7,000	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.20	40,000.00	8,000.00	8,000							