



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	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		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM			03
NEIGHBORHOOD/LOC	28216.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,440	100	
UOP	280	25	
TOTALS	1,720		
TOTALS		1,510	132,722

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0201	02	1,510	115.9000	111.26	168,003	1999	2015		0	0	21.00	79.00		
1 MANUF 1 0% - 0 Heated Area: 1440 HX Base Yr														
356 NW FRIENDSHIP WAY, LAKE CITY														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	05/07/2026	MLU			
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			132,722	
TOTAL MARKET OB/XF VALUE			12,200	
TOTAL LAND VALUE - MARKET			18,000	
TOTAL MARKET VALUE			162,922	
SOH/AGL Deduction			13,342	
ASSESSED VALUE			149,580	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			149,580	
TOTAL JUST VALUE			162,922	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			161,101	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15859	M H	125	08/04/1999
10390	M H	125	10/27/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1364/0580	7/06/2018	WD	Q	I	01	90,000
GRANTOR: WILLARD RANDALL						
GRANTEE: SITH W GREIF & LIND						
1298/0624	7/21/2015	WD	Q	I	01	60,000
GRANTOR: CHERRI L STEVENS						
GRANTEE: WILLARD RANDALL						

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	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
5	0031	BARN, MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	3,000	
6	0296	SHED METAL	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W60 S24 E10 UOP= S14 E20 N14 W20\$ E50 N24\$.													

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							