LOT 5 BLOCK B PINE HILLS ADDITIO
888-2174, CT 1035-2203, WD 1051-

GREIF SETH W/GOETTEL LINDA
356 NW FRIENDSHIP WAY
LAKE CITY, FL 32055

2027

28-2S-16-01772-055

BUILDING CHARACTERISTICS

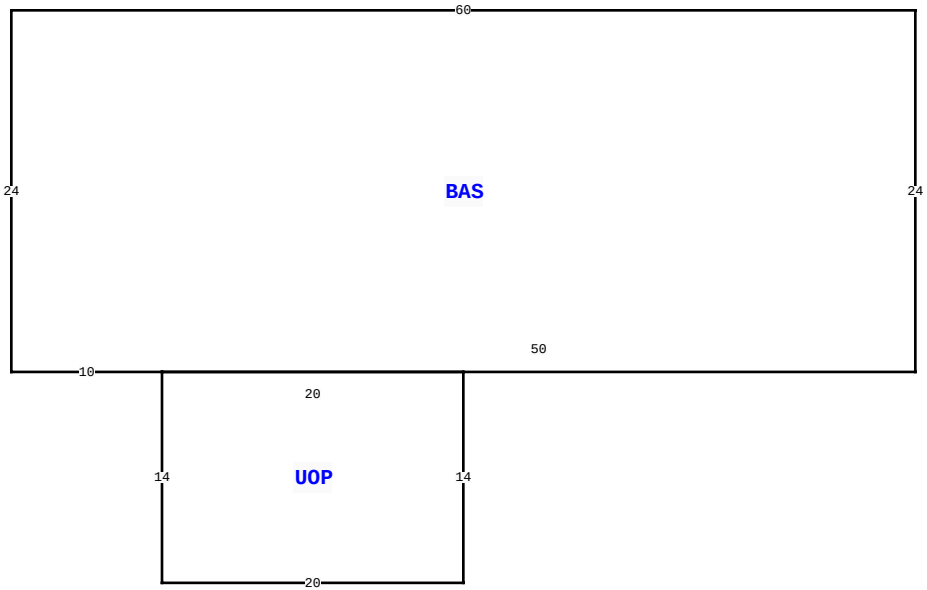
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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		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	1,440	100		1,440	122,622
UOP	280	25		70	5,961
TOTALS	1,720			1,510	128,583

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	107.79	162,763	1999	2015	0	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	

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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	128,583
TOTAL MARKET OB/XF VALUE	12,200
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	158,783
SOH/AGL Deduction	0
ASSESSED VALUE	158,783
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,783
TOTAL JUST VALUE	158,783
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,166

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 12,200

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	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							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 0.97 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/16/2026 BY SYS