LOT 7 BLOCK B PINE HILLS ADDITIO
WD 1109-1419.

GEIGER KENNETH E/GEIGER DANA
276 NW FRIENDSHIP WAY
LAKE CITY, FL 32055

2027

28-2S-16-01772-057

BUILDING CHARACTERISTICS

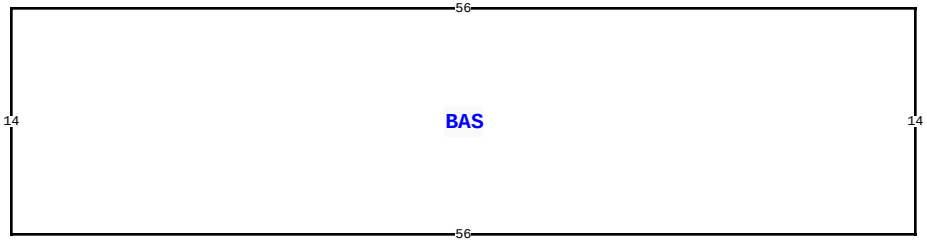
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	784	100		784	15,075
TOTALS	784			784	15,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	80.1090	48.07	37,647	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2007 Heated Area: 784 HX Base Yr 2007



276 NW FRIENDSHIP WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		15,075
TOTAL MARKET OB/XF VALUE		7,550
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		48,625
SOH/AGL Deduction		13,021
ASSESSED VALUE		35,604
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,604
TOTAL JUST VALUE		48,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		48,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9780	M H	125	05/31/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1109/1419	11/15/2006	WD	Q	V	04	12,900

GRANTOR: LENVIL DICKS

GRANTEE: KENNETH & DANA GEIG

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 7,550

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	2.00	13,000.00	26,000.00	26,000							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 2.69 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/16/2026 BY SYS