LOT 8 BLOCK B PINE HILLS ADDITIO
WD 1032-2090, DC 1513-2474,

DUHART JANET
252 NW FRIENDSHIP WAY
LAKE CITY, FL 32055

2027

28-2S-16-01772-058

BUILDING CHARACTERISTICS

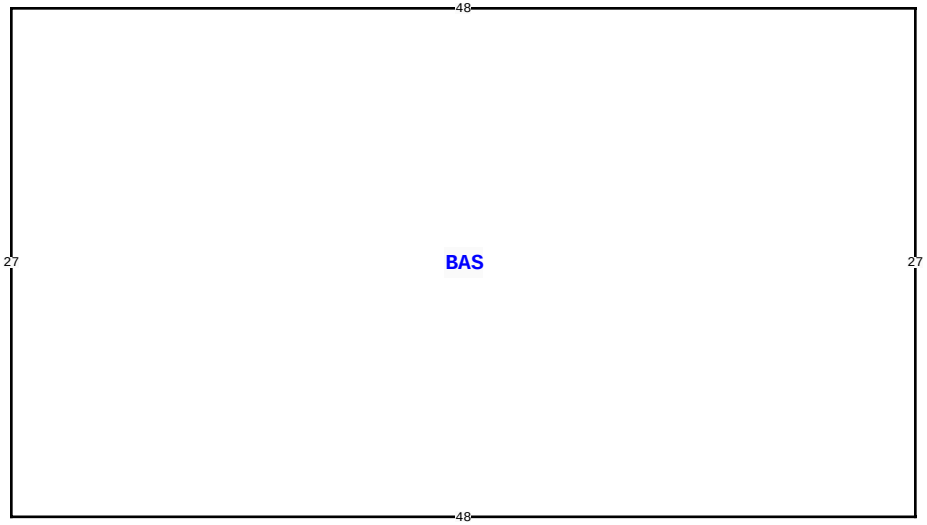
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,296	100		1,296	75,371
TOTALS	1,296			1,296	75,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	113.7000	105.74	137,039	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2007 Heated Area: 1296 HX Base Yr 2007



252 NW FRIENDSHIP WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
3	0081	DECKING WI	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	
4	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		75,371
TOTAL MARKET OB/XF VALUE		9,400
TOTAL LAND VALUE - MARKET		32,500
TOTAL MARKET VALUE		117,271
SOH/AGL Deduction		39,837
ASSESSED VALUE		77,434
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		26,023
TOTAL JUST VALUE		117,271
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35699	M H	375	08/16/2017
18807	M H	125	10/08/2001
10808	M H	125	02/27/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1032/2090	11/01/2004	WD	Q	V		18,000

GRANTOR: LENVIL H DICKS

GRANTEE: OBIE JR & JANET DUH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,400

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	2.50	13,000.00	32,500.00	32,500							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 3.11 Total Land Value: 32,500 Market: 0 Agricultural: 0 Common: 32,500 PRINTED 11/16/2026 BY SYS