LOT 1 WASHINGTON SPRINGS.
QC 1513-378,

WASHINGTON STREET HOLDINGS LLC
PO BOX 1330
LAKE CITY, FL 32056

2026

28-3S-17-11915-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

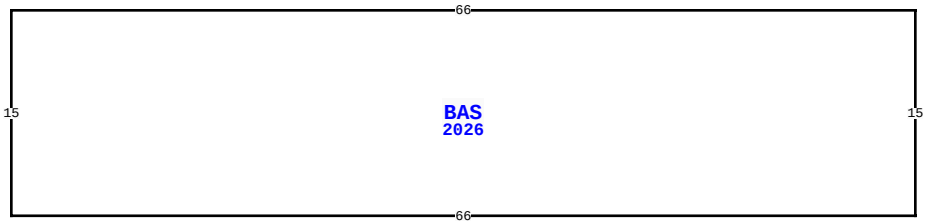
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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 07
NEIGHBORHOOD/LOC	28317.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	990	100	2026	990	108,536
TOTALS	990			990	108,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	990	113.0000	111.87	110,751	2024	2024	0	0	0	2.00	98.00

1 MANUF 2 0% - 2026 Heated Area: 990 HX Base Yr



1116 NE WASHINGTON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	108,536
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	6,861
TOTAL MARKET VALUE	115,397
SOH/AGL Deduction	0
ASSESSED VALUE	115,397
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,397
TOTAL JUST VALUE	115,397
NCON VALUE	108,536
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052210	Right-of-Way Acce		01/30/2025
0733			12/02/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1513/378	4/24/2024	QC	U	V	11	100

GRANTOR: GATEWAY DEVELOPMENT L

GRANTEE: WASHINGTON STREET H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=18,3] E66 S15 W66 N15 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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			0.00	0.00	9,148.00	SF		1.00	1.00	1.00	0.75	0.75	6,861							

REVIEW DATE 02/25/2025 BY JB Total Acres: 0.21 Total Land Value: 6,861 Market: 0 Agricultural: 0 Common: 6,861 PRINTED 03/26/2026 BY SYS