LOT 4 WASHINGTON SPRINGS.
QC 1513-378,

WASHINGTON STREET HOLDINGS LLC
P O BOX 1330
LAKE CITY, FL 32056

2026

28-3S-17-11915-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

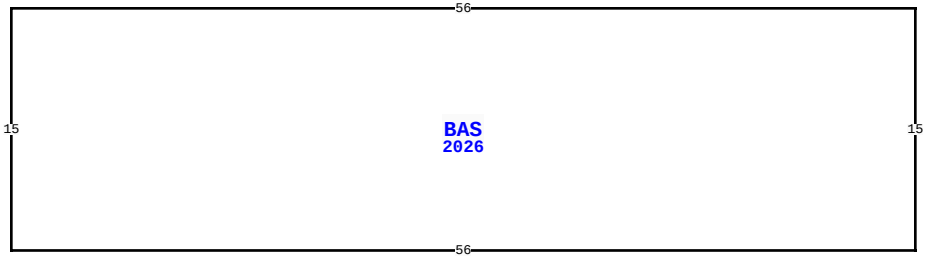
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	840	100	2026	840	92,494
TOTALS	840			840	92,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	840	113.5000	112.36	94,382	2024	2024	0	0	0	2.00	98.00

1 MANUF 2 0% - 2026 Heated Area: 840 HX Base Yr



364 NE WEBSTER 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	92,494
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	6,207
TOTAL MARKET VALUE	98,701
SOH/AGL Deduction	0
ASSESSED VALUE	98,701
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,701
TOTAL JUST VALUE	98,701
NCON VALUE	92,494
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-000076			

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=15,4] E56 S15 W56 N15 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	8,276.00	SF		1.00	1.00	1.00	0.75	0.75	6,207							

REVIEW DATE 02/25/2025 BY JB Total Acres: 0.19 Total Land Value: 6,207 Market: 0 Agricultural: 0 Common: 6,207 PRINTED 03/26/2026 BY SYS