LOT 10 HILLSIDE S/D.
333-219, LE 1175-745

FRIEDMAN ROBERT J/FRIEDMAN HELVECIA C
308 SW MICHAEL DR
LAKE CITY, FL 32024

2026

30-4S-17-08907-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

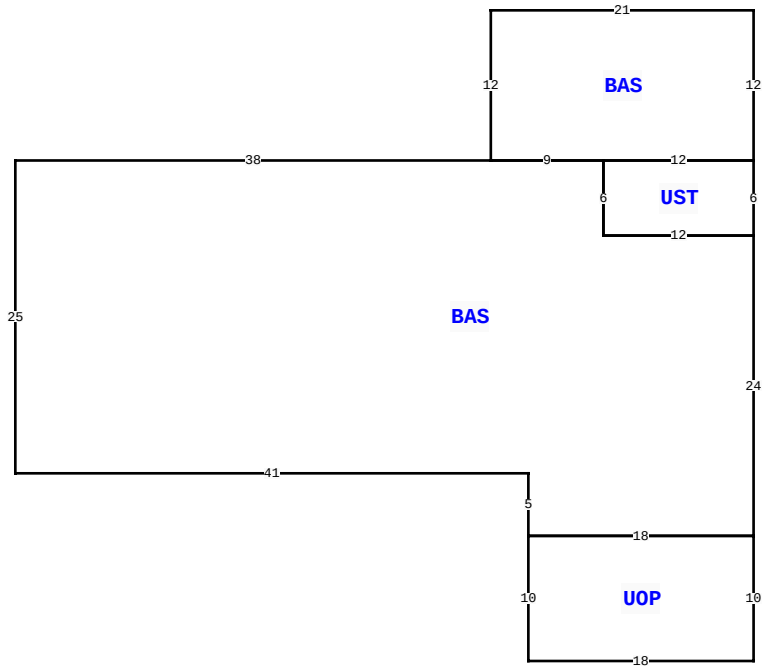
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100		252	20,093
BAS	1,493	100		1,493	119,045
UOP	180	20		36	2,870
UST	72	45		32	2,551
TOTALS	1,997			1,813	144,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,813	107.6040	122.67	222,401	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1745 HX Base Yr



308 SW MICHAEL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		144,561
TOTAL MARKET OB/XF VALUE		5,102
TOTAL LAND VALUE - MARKET		14,800
TOTAL MARKET VALUE		164,463
SOH/AGL Deduction		96,255
ASSESSED VALUE		68,208
TOTAL EXEMPTION VALUE	HX HB VX WX	53,208
BASE TAXABLE VALUE		15,000
TOTAL JUST VALUE		164,463
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,929

LAND:1:1: 0.85 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1175/0745	5/08/2009	WD	U	I	14	100

GRANTOR: ROBERT J & HELVECIA C
GRANTEE: ROBERT J & HELVECIA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S25 E41 S5 UOP= S10 E18 N10 W18$ E18 N24 UST= N6 W12 S6 E12$ W12 N6 BAS= E12 N12 W21 S12 E9$ W9$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0021	BARN,FR AE	0	100	47	15	705.00	UT	1.32	1.32	100	0	0	3	100	931	
3	0040	BARN,POLE	0	100	40	22	880.00	UT	0.60	0.60	100	0	0	3	100	528	
4	0040	BARN,POLE	0	100	15	27	405.00	UT	0.60	0.60	100	0	0	3	100	243	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 5,102

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	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.80	18,500.00	14,800.00	14,800							

REVIEW DATE 07/07/2017 BY DF Total Acres: 0.86 Total Land Value: 14,800 Market: 0 Agricultural: 0 Common: 14,800 PRINTED 05/08/2026 BY SYS