COMM AT SE COR OF NW1/4 OF
SE1/4, RUN N 33.68 FT TO N R/W
LINE OF ASH RD, CONT N 232.82

JONES CHARLOTTE
482 NW IRENE LN
LAKE CITY, FL 32055

2025

21-3S-16-02239-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

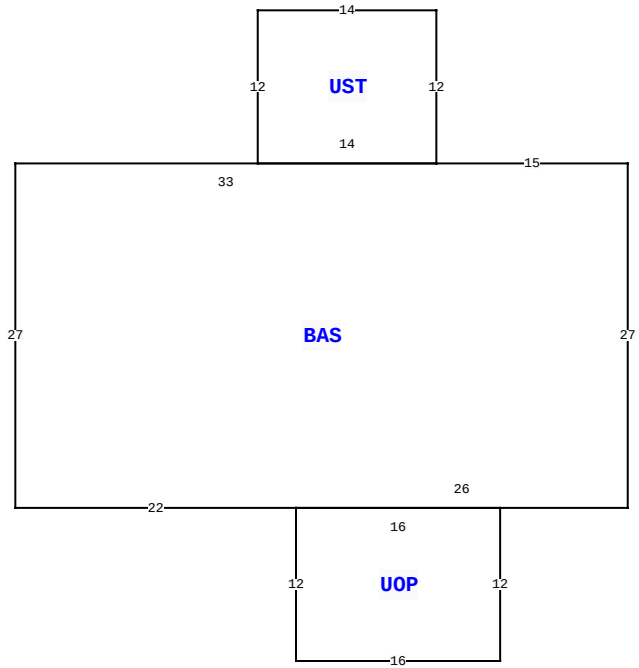
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	21316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	33,058
UOP	192	25		48	1,224
UST	168	45		76	1,939
TOTALS	1,656			1,420	36,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,420	106.2900	63.77	90,553	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME - 100% - 1998 Heated Area: 1296 HX Base Yr 1998



482 NW IRENE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		36,221
TOTAL MARKET OB/XF VALUE		9,125
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		71,346
SOH/AGL Deduction		29,775
ASSESSED VALUE		41,571
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		11,571
TOTAL JUST VALUE		71,346
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		58,180

LAND:1:1: 0.67 AC.

SALE:1:1: 0.67 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40579	ELECTRICAL	0	09/23/2020
6929	M H	60	03/09/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0851/1236	12/15/1997	WD	Q	V		8,500

GRANTOR: LENVIL DICKS

GRANTEE: CHARLOTTE JONES

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 UST= N12 W14 S12 E14$ W33 S27 E22 UOP= S12 E16 N12 W16$ E26 N27$.

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	1997	1997	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	90.00	UT	7.50	7.50	100	2008	2008	3	100	675	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
6	0070	CARPORT UF	0	100	20	20	400.00	UT	2.50	2.50	100	2008	2008	3	100	1,000	
7	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 9,125

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		RSF/MH	33.00	218.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 02/09/2023 BY KS Total Acres: 0.67 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 06/20/2025 BY SYS