

SKAGGS TEDDIE/SKAGGS NEVA
458 NW IRENE LN
LAKE CITY, FL 32055

21-3S-16-02239-104

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

31 VINYL SID 100
00 N/A 0

Exterior Wall

00

Roof Structur

03 GABLE/HIP 100

Roof Cover

03 COMP SHNGL 100

Interior Wall

05 DRYWALL 100

Interior Floo

00 N/A 50

Interior Floo

08 SHT VINYL 50

Air Condition

03 CENTRAL 100

Heating Type

04 AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame Stories

01 NONE 100

Units

1. 1. 100

Condition Adj

03 03 100

Kitchen Adjus

01 01 100

Quality

05 05

DOR CODE

0200MOBILE HOME

MAP NUM

MKT AREA01

NEIGHBORHOOD/LOC

21316.0401.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,140

100

2026

1,140

120,010

TOTALS

1,140

1,140

120,010

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

1 0120 CLFENCE 4 0 0 0 0 1.00 UT 0.00 0.00 100 2001 2001 3 100 500

2 0294 SHED WOOD/ 0 0 0 0 1.00 UT 400.00 400.00 50 2001 2001 3 50 200

3 9947 Septic 0 0 0 0 1.00 UT 3,000.00 3,000.00 100 3 100 3,000

4 0030 BARN,MT 0 0 0 0 1.00 UT 0.00 0.00 100 2014 2014 3 100 1,600

LAND DESCRIPTION

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 RSF/M 33.00 219.00 1.00 LT 1.00 1.00 1.00 26,000.00 26,000.00 26,000

REVIEW DATE 04/08/2025 BY JB Total Acres: 0.67 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/13/2025 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0202 02 1,140 108.5000 107.42 122,459 2025 2025 0 0 2.00 98.00

2 MANUF 2 0% - 2026 Heated Area: 1140 HX Base Yr

76

15

BAS 2026

76

15

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/08/2025 MLU

TOTAL OB/XF 5,300

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 120,010

TOTAL MARKET OB/XF VALUE 5,300

TOTAL LAND VALUE - MARKET 26,000

TOTAL MARKET VALUE 151,310

SOH/AGL Deduction 0

ASSESSED VALUE 151,310

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 151,310

TOTAL JUST VALUE 151,310

NCON VALUE 120,010

INCOME VALUE

PREVIOUS YEAR MKT VALUE 51,748

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

1523/1909 9/12/2024 WD U I 37 20,000

GRANTOR: MCGONIGAL ANGELA E

GRANTEE: SKAGGS TEDDIE

1490/1338 5/15/2023 PB U I 18 0

GRANTOR: CLERK OF COURT ALLEN

GRANTEE: MCGONIGAL ANGELA E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=13,17] E76 S15 W76 N15 \$