

COMM SE COR OF NW1/4 OF SE1/4
RUN N 487.88 FT TO S R/W IRENE
ST, W 383.91 FT FOR POB, CONT

SKAGGS NEVA MAE/SKAGGS TEDDIE W
432 NW IRENE LN
LAKE CITY, FL 32055

2026

21-3S-16-02239-105



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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
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NEIGHBORHOOD/LOC	21316.040	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100		2,040	158,017
FSP	336	40		134	10,380

TOTALS	2,376			2,174	168,397
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	
2	0031	BARN,MT AE	0	100	18	20	360.00	UT	2.50	2.50	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	
7	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0200	C	MBL HM	100		RSF/M	33.00	219.00	1.00	LT	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	2,174	104.3100	98.05	213,161	2015	2015	0	0	21.00	79.00

1 MANUF 1 100% - 1996

Heated Area: 2040

HX Base Yr 1996

BAS

FSP

432 NW IRENE LN, LAKE CITY	BLD DATE	LGL DATE	04/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	168,397
TOTAL MARKET OB/XF VALUE	11,600
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	205,997
SOH/AGL Deduction	103,314
ASSESSED VALUE	102,683
TOTAL EXEMPTION VALUE	50,722
HX HB	
BASE TAXABLE VALUE	51,961
TOTAL JUST VALUE	205,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	212,692

LAND:1:1: 0.67 AC.

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1298/0640	7/11/2015	QC	U	I	11	100

GRANTOR: NEVA MAE SKAGGS

GRANTEE: NEVA MAE SKAGGS & T

0814/2294 11/15/1995 WD Q V 8,500

GRANTOR: LENVIL DICKS

GRANTEE: NEVA MAE SKAGGS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S30 E20 FSP= S12 E28 N12 W28\$ E48 N30\$.