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

FORSYTHE JANNON MARIA
358 NW IRENE LN
LAKE CITY, FL 32055

2026

21-3S-16-02239-108

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

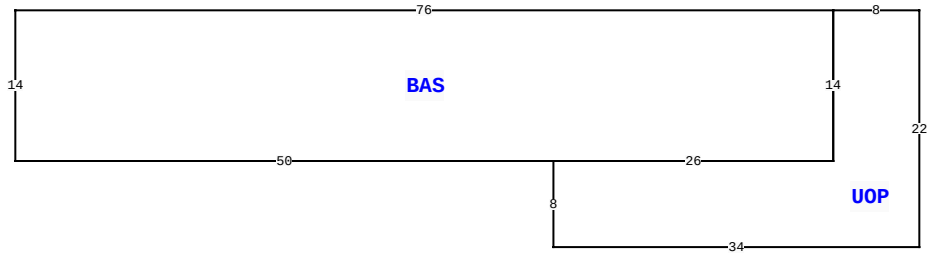
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	21316.040	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	29,826
UOP	384	25		96	2,691
TOTALS	1,448			1,160	32,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,160	116.8000	70.08	81,293	1989	2000	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2023 Heated Area: 1064 HX Base Yr 2023



358 NW IRENE LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		32,517
TOTAL MARKET OB/XF VALUE		15,612
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		74,129
SOH/AGL Deduction		46,855
ASSESSED VALUE		27,274
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		2,274
TOTAL JUST VALUE		74,129
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048569	Roof Replacement	6,500	11/02/2023
16420	M H	125	12/20/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1428/213	1/08/2021	WD	Q	I	01	60,000
GRANTOR: GLOVER DON J						
GRANTEE: FORSYTHE JANNON MAR						
1099/1809	10/17/2006	WD	Q	V		17,000
GRANTOR: LENVIL DICKS						
GRANTEE: DON J & JOANN GLOVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E50 UOP= S8 E34 N22 W8 S14 W26$ E26 N14$.

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	0296	SHED METAL	0	100	8	10	80.00	UT	12.00	12.00	100	2008	2008	3	100	960	
2	0296	SHED METAL	0	100	12	20	240.00	UT	12.00	12.00	50	2008	2008	3	50	1,440	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	12	20	240.00	UT	12.00	12.00	50	2008	2008	3	50	1,440	
5	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
7	0296	SHED METAL	0	100	12	34	408.00	UT	9.00	9.00	50	2014	2014	3	50	1,836	
8	0296	SHED METAL	0	100	12	34	408.00	UT	9.00	9.00	50	2014	2014	3	50	1,836	

LAND DESCRIPTION

TOTAL OB/XF 15,612

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	133.00	221.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 03/25/2024 BY JS Total Acres: 0.67 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/13/2025 BY SYS