COMM SE COR OF NE1/4 OF SE1/4, R
W 1000.09 FT FOR POB, CONT W 133
FT TO S R/W LINE IRENE ST, RUN E

ALVRADO-MELCHOR JOSE CRUZ/MARTIN YOLANDA PEREZ
304 NW IRENE LN
LAKE CITY, FL 32055

2026

21-3S-16-02239-110

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

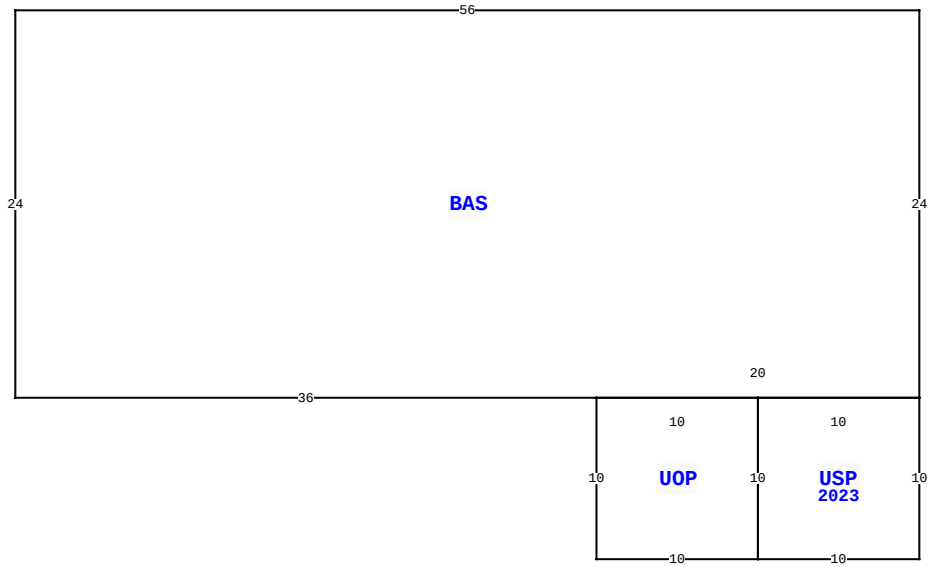
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	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	1,344	100		1,344	38,030
UOP	100	25		25	708
USP	100	35	2023	35	990
TOTALS	1,544			1,404	39,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	117.9000	70.74	99,319	1973	1990	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1344 HX Base Yr



304 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	39,728
TOTAL MARKET OB/XF VALUE	10,700
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	76,428
SOH/AGL Deduction	11,568
ASSESSED VALUE	64,860
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,860
TOTAL JUST VALUE	76,428
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8209	M H	125	03/29/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1324/0533	10/19/2016	WD	Q	I	01	33,500
GRANTOR: MARY P DUNN						
GRANTEE: JOSE CRUZ ALVARADO-						
0992/2254	8/22/2003	WD	Q	I		35,000
GRANTOR: S HITSON						
GRANTEE: FREDERIC R & MARY P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W56 S24 E36 E20 N24 $
UOP=[ORIG=-20,24] S10 E10 N10 W10 $
USP=[YR=2023;ORIG=-10,24] E10 S10 W10 N10 $
.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1973	1973	3	100	1,200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 10,700

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	0		RSF/MH	133.00	222.00	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: 0.68 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/13/2025 BY SYS