COMM SE COR OF NE1/4 OF SE1/4, N
W 866.85 FT FOR POB, W 133.24 FT
TO S R/W OF IRENE ST, E ALONG R/

BAUMASTER DAVID B/BAUMASTER BRENDA J
282 NW IRENE LN
LAKE CITY, FL 32055

2026

21-3S-16-02239-111

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

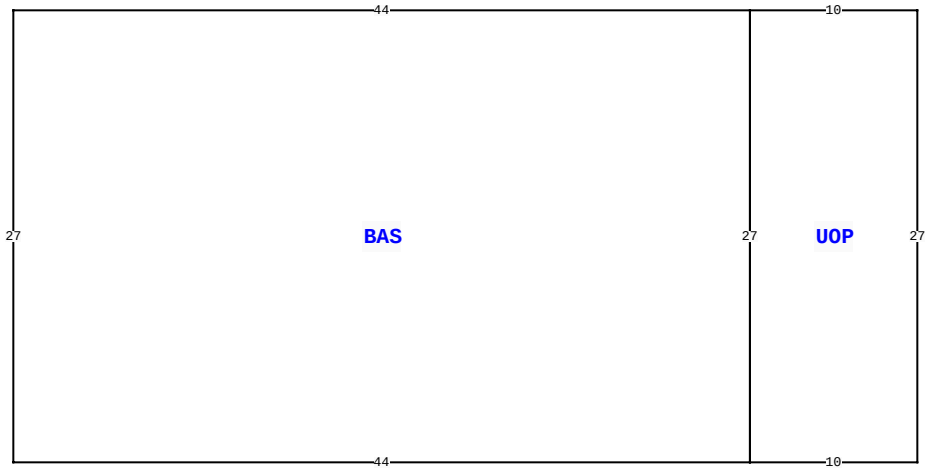
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,188	100		1,188	86,309
UOP	270	25		68	4,940
TOTALS	1,458			1,256	91,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,256	118.9000	111.77	140,383	1999	2010	0	0	0	35.00	65.00

2 MANUF 1 100% - 2021 Heated Area: 1188 HX Base Yr 2021



282 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		91,249
TOTAL MARKET OB/XF VALUE		19,920
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		137,169
SOH/AGL Deduction		53,119
ASSESSED VALUE		84,050
TOTAL EXEMPTION VALUE	HX HB SX	84,050
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		137,169
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,380

SALE:2:1: WD REPLACING AGREEMENT DATED NOV 21, 199

BLDG:1:1: RIVE MH

SALE:1:1: SALE INCLUDED RIVER OAKS MH ID#ROB14489A

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15780	M H	125	07/14/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1435/1180	4/09/2021	WD	Q	I	01	113,000
GRANTOR: RODGERS WILLIAM F JR						
GRANTEE: BAUMASTER DAVID B						
1411/0850	5/11/2020	WD	Q	I	01	70,000
GRANTOR: TERRY & KATHY CALTRID						
GRANTEE: WILLIAM F EODGERS J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E44 N27$ UOP= S27 E10 N27 W10$.

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	0200	GARAGE F	0	100	0	0	660.00	UT	22.00	22.00	100	2007	2007	3	100	14,520	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2021	2020		100	1,000	
5	0081	DECKING WI	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	

LAND DESCRIPTION

TOTAL OB/XF 19,920

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	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