COMM SE COR OF NE1/4 OF SE1/4, R
FOR POB, RUN W 467.13 FT, N 224.
R/W IRENE ST, E ALONG R/W 465.21

CREELEY HEATHER
3909 US HIGHWAY 90 WEST
LAKE CITY, FL 32055

**2026**

**21-3S-16-02239-115**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 04 | WOOD TRUSS 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 |
| Quality | 05 | 05 |

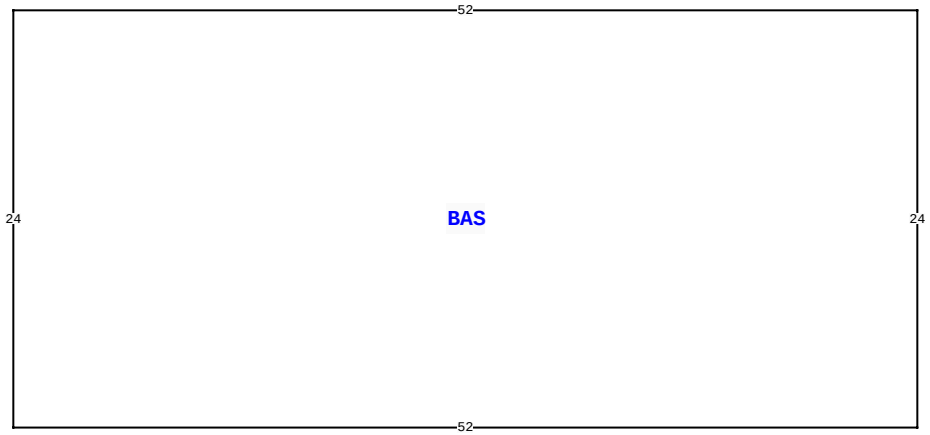
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 21316.040 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,248 | 100 | | 1,248 | 35,314 |
| TOTALS | 1,248 | | | 1,248 | 35,314 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,248 | 117.9000 | 70.74 | 88,284 | 1990 | 1990 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 0 Heated Area: 1248 HX Base Yr




184 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 | 35,314 |
| TOTAL MARKET OB/XF VALUE | 3,800 |
| TOTAL LAND VALUE - MARKET | 24,200 |
| TOTAL MARKET VALUE | 63,314 |
| SOH/AGL Deduction | 13,788 |
| ASSESSED VALUE | 49,526 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 49,526 |
| TOTAL JUST VALUE | 63,314 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 63,314 |

LAND:1:1: 2.41 AC (1.20 AC LAKE BOTTOM)

PRMT:1:1: MOORE

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 31064 | M H | 491 | 05/20/2013 |
| 14313 | M H | 125 | 07/24/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1249/1098 | 2/07/2013 | WD | U | V | 40 | 15,900 |
| GRANTOR: LENVIL H DICKS TRUSTE | | | | | | |
| GRANTEE: HEATHER CREELEY | | | | | | |
| 1237/1486 | 6/28/2012 | CT | U | V | 18 | 100 |
| GRANTOR: CLERK OF COURT (CLARE | | | | | | |
| GRANTEE: LENVIL H DICKS TRUS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W52 S24 E52 N24$.

## 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 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 2 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 | 2023 | 2022 | | 100 | 800 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,800

| 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 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.10 | 22,000.00 | 24,200.00 | 24,200 | | | | | | | |

REVIEW DATE 02/09/2023 BY KS Total Acres: 2.42 Total Land Value: 24,200 Market: 0 Agricultural: 0 Common: 24,200 PRINTED 11/14/2025 BY SYS