

LOT 6 PINE RIDGE S/D.
ORB 674-163, 714-476
742-955, 756-292, WD 1081-242

PORTER WADE N
479 NW IRENE LANE
LAKE CITY, FL 32055

2026

21-3S-16-02240-006



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	03	BELOW AVG. 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	01	MINIMUM 100			
Interior Wall	01	MINIMUM 100			
Interior Floo	14	CARPET 90			
Interior Floo	08	SHT VINYL 10			
Air Condition	02	WINDOW 100			
Heating Type	02	CONVECTION 100			
Bedrooms		3 100			
Bathrooms		1 100			
Stories	1.	1. 100			
Architectual Units	01	CONV 100 0 100			
Quality	03	03			
DOR CODE	0200MOBILE HOME				
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC	21316.030		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	10,406
UST	192	45		86	1,243
TOTALS	912			806	11,648

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	806	60.2100	36.13	29,121	1980	1980	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 0													
Heated Area: 720													
HX Base Yr													
16 12 12 16 UST 38 22 12 60 BAS													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025

MLU