

LOT 35 PINE RIDGE S/D.  
753-754, 824-743, 903-700, 910-2

CLEMONS DANIEL/CLEMONS ELAINE  
433 NW IRENE LANE  
LAKE CITY, FL 32055

2026

21-3S-16-02240-035



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | VINYL SID 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 13 | LAM/VNLPLK 20  |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| 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 21316.030 1.00/ |                  |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,344            | 100         |      | 1,344        | 80,743               |
| UST       | 204              | 45          |      | 92           | 5,527                |
| UST       | 480              | 45          |      | 216          | 12,977               |
| TOTALS    | 2,028            |             |      | 1,652        | 99,246               |

| MARKET ADJUSTMENTS         |     |           |                   |                |                |           |      |                 |      |       |        |
|----------------------------|-----|-----------|-------------------|----------------|----------------|-----------|------|-----------------|------|-------|--------|
| TYPE                       | MDL | EFF. AREA | TOT ADJ PTS       | EFF. BASE RATE | REPL. COST NEW | AYB       | EYB  | ECON            | FNCT | NORM  | % COND |
| 0201                       | 02  | 1,652     | 116.2000          | 109.23         | 180,448        | 1999      | 1999 | 0               | 0    | 45.00 | 55.00  |
| 2 MANUF 1 100% - 2019      |     |           | Heated Area: 1344 |                |                |           |      | HX Base Yr 2019 |      |       |        |
|                            |     |           |                   |                |                |           |      |                 |      |       |        |
| 433 NW IRENE LN, LAKE CITY |     |           |                   |                |                |           |      |                 |      |       |        |
| BLD. DATE                  |     |           |                   |                |                | LCL. DATE |      |                 |      |       |        |

|                            |    |          |                |           |         |             |   |        |                 |          |  |           |  |            |     |
|----------------------------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|----------|--|-----------|--|------------|-----|
| 433 NW IRENE LN, LAKE CITY |    |          |                |           |         |             |   |        |                 | BLD DATE |  | LGL DATE  |  | 04/08/2025 | MLU |
|                            |    |          |                |           |         |             |   |        |                 | XF DATE  |  | LAND DATE |  |            |     |
|                            |    |          |                |           |         |             |   |        |                 | INC DATE |  | AG DATE   |  |            |     |
| UNITS                      | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES    |  |           |  |            |     |
| 1.00                       | UT | 1,200.00 | 1,200.00       | 100       | 1999    | 1999        | 3 | 100    | 1,200           |          |  |           |  |            |     |
| 1.00                       | UT | 0.00     | 0.00           | 100       | 2008    | 2008        | 3 | 100    | 600             |          |  |           |  |            |     |
| 1.00                       | UT | 3,000.00 | 3,000.00       | 100       |         |             | 3 | 100    | 3,000           |          |  |           |  |            |     |
| 1.00                       | UT | 0.00     | 0.00           | 100       | 2014    | 2014        | 3 | 100    | 800             |          |  |           |  |            |     |
| 1.00                       | UT | 1,500.00 | 1,500.00       | 100       | 2023    | 2022        |   | 100    | 1,500           |          |  |           |  |            |     |
|                            |    |          |                |           |         |             |   |        |                 |          |  |           |  |            |     |
|                            |    |          |                |           |         |             |   |        |                 |          |  |           |  |            |     |
|                            |    |          |                |           |         |             |   |        |                 |          |  |           |  |            |     |
|                            |    |          |                |           |         |             |   |        |                 |          |  |           |  |            |     |
|                            |    |          |                |           |         |             |   |        |                 |          |  |           |  |            |     |

| LAND DESCRIPTION |          |            |                      |     |     |                   |       |        |                          | TOTAL OB/XF |     |           |        |         |                 |                |            |                             |      | 7,100   |                           |     |    |        |  |  |  |  |  |
|------------------|----------|------------|----------------------|-----|-----|-------------------|-------|--------|--------------------------|-------------|-----|-----------|--------|---------|-----------------|----------------|------------|-----------------------------|------|---------|---------------------------|-----|----|--------|--|--|--|--|--|
| L N              | USE CODE | CLS        | LAND USE DESCRIPTION | CAP | R D | LOC ZONE          | FRONT | DEPTH  | TOT LND UTS              | UNIT TYPE   | D T | DPH 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/M             | 20.00 | 243.00 | 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: 0.67 |       |        | Total Land Value: 26,000 |             |     | Market: 0 |        |         | Agricultural: 0 |                |            | Common: 26,000              |      |         | PRINTED 11/18/2025 BY SYS |     |    |        |  |  |  |  |  |

| COLUMBIA COUNTY PROPERTY  |  |              |  | PAGE 1 of 1 | 2 |
|---------------------------|--|--------------|--|-------------|---|
| VALUATION SUMMARY         |  |              |  |             |   |
| VALUATION BY              |  | STANDARD     |  |             |   |
| Tax Group: 2              |  | Tax Dist:    |  |             |   |
| BUILDING MARKET VALUE     |  | 99,246       |  |             |   |
| TOTAL MARKET OB/XF VALUE  |  | 7,100        |  |             |   |
| TOTAL LAND VALUE - MARKET |  | 26,000       |  |             |   |
| TOTAL MARKET VALUE        |  | 132,346      |  |             |   |
| SOH/AGL Deduction         |  | 69,923       |  |             |   |
| ASSESSED VALUE            |  | 62,423       |  |             |   |
| TOTAL EXEMPTION VALUE     |  | HX HB 37,423 |  |             |   |
| BASE TAXABLE VALUE        |  | 25,000       |  |             |   |
| TOTAL JUST VALUE          |  | 132,346      |  |             |   |
| NCON VALUE                |  | 0            |  |             |   |
| INCOME VALUE              |  |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 132,346      |  |             |   |

|                                                    |  |  |  |
|----------------------------------------------------|--|--|--|
| SALE:6:1: SALE INCLUDES 1999 DWMH ID#GMHGA40399232 |  |  |  |
| SALE:4:1: 1999 DW INCLUDED ORB 910-229             |  |  |  |
| SALE:3:1: 1999 56 X 24 JAGUAR MH INCL              |  |  |  |
| SALE:2:1: LOT 35, PINE RIDGE S/D SOLD W/ MH.       |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 15101      | M H         | 125 | 02/18/1999 |
|            |             |     |            |
|            |             |     |            |
|            |             |     |            |
|            |             |     |            |
|            |             |     |            |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1364/0184                      | 7/06/2018 | WD        | Q   | I   | 01     | 72,000     |  |
| GRANTOR: KATHLEEN E MILHOAN    |           |           |     |     |        |            |  |
| GRANTEE: DANIEL & ELAINE CLE   |           |           |     |     |        |            |  |
| 1086/2126                      | 5/15/2006 | WD        | Q   | I   |        | 72,500     |  |
| GRANTOR: RICKY D & PAMELA R BR |           |           |     |     |        |            |  |
| GRANTEE: KATHLEEN E MILHOAN    |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |
|----------------|--|--|--|
|                |  |  |  |

| BUILDING DIMENSIONS                          |  |  |  |
|----------------------------------------------|--|--|--|
| BAS=[ORIG=0,0] W32 W24 S24 E18 E8 E30 N24 \$ |  |  |  |
| UST=[ORIG=-32,0] N20 W24 S20 E24 \$          |  |  |  |
| UST=[ORIG=-30,24] S12 E17 N12 W17 \$         |  |  |  |
|                                              |  |  |  |