

LOT 38 PINE RIDGE S/D.
763-1377, DC 792-2382, 827-939,

PEPPER DIANE S
365 NW IRENE LN
LAKE CITY, FL 32055

2026

21-3S-16-02240-038



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		01
NEIGHBORHOOD/LOC	21316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	20,117
UOP	132	25		33	718
TOTALS	1,056			957	20,836

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	957	90.7200	54.43	52,090	1984	1984	0	0	0	60.00	40.00
1 MOBILE HME 100% - 1997 Heated Area: 924 HX Base Yr 1997												
11 12 UOP 11 27 39 14 66 BAS												
365 NW IRENE LN, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/08/2025 MLU												

TOTALS		1,056				957		20,836	
EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION		BLD	CAP	L	W		
1	0296	SHED METAL		0	100	12	12		
2	0190	FPLC PF		0	100	0	0		
3	9947	Septic		0	100	0	0		

LAND DESCRIPTION													TOTAL OB/XF					4,600
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
1	0102	C	SFR/MH	100		RSF/MH	20.00	244.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		20,836	
TOTAL MARKET OB/XF VALUE		4,600	
TOTAL LAND VALUE - MARKET		26,000	
TOTAL MARKET VALUE		51,436	
SOH/AGL Deduction		29,936	
ASSESSED VALUE		21,500	
TOTAL EXEMPTION VALUE		HX HB	21,500
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		51,436	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		51,436	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1521/2230	8/21/2024	LE	U	I	14	100	
GRANTOR: PEPPER DIANE S (REG L							
GRANTEE: PEPPER SYLVIA (RMDR							
1517/1554	6/12/2024	WD	U	I	11	100	
GRANTOR: PEPPER DIANE S							
GRANTEE: PEPPER SYLVIA							
BUILDING NOTES							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W39 UOP= N12 W11 S12 E11\$ W27 S14 E66 N14\$.												