LOT 40 PINE RIDGE S/D.
881-1780, 891-010, 974-1366, POA

ANDERSON TAMARA
319 NW IRENE LN
LAKE CITY, FL 32055

2025

21-3S-16-02240-040

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

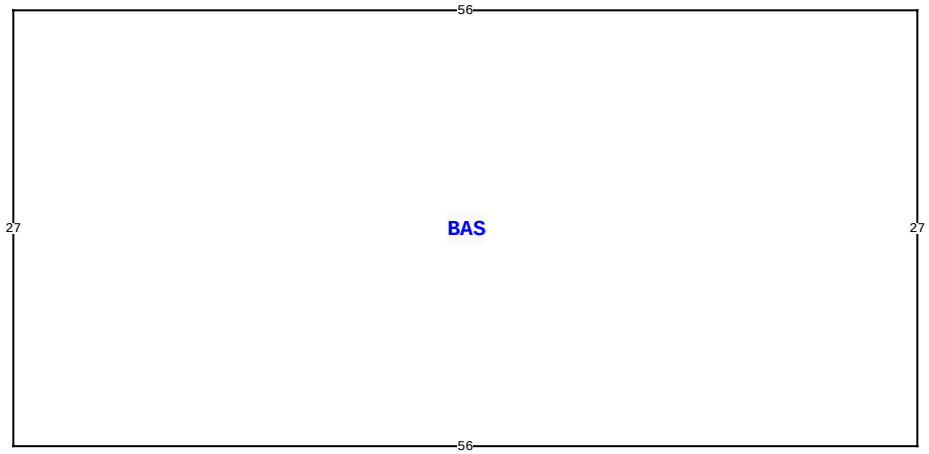
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	00	N/A 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,512	100		1,512	75,859
TOTALS	1,512			1,512	75,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	97.0425	91.22	137,925	1996	1996	0	0	0	45.00	55.00

2 MANUF 1 100% - 2024 Heated Area: 1512 HX Base Yr 2024



319 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		75,859
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		106,359
SOH/AGL Deduction		8,900
ASSESSED VALUE		97,459
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		46,737
TOTAL JUST VALUE		106,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,712

SALE:3:1: SALE NOT IN LINE

SALE:1:1: LOT 40 PINE RIDGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000040754	Mobile Home		10/21/2020
40754	M H	0	10/21/2020
15589	M H	125	05/28/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1495/2133	7/28/2023	WD	U	I	11	100
GRANTOR: WILKERSON JEREMY ALLE						
GRANTEE: ANDERSON TAMARA						
1398/2795	11/14/2019	WD	U	V	11	100
GRANTOR: JEREMY ALLEN WILKERSO						
GRANTEE: JEREMY ALLEN WILKER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-70,0] E56 S27 W56 N27 $
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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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 4,500

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	120.00	244.00	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 08/15/2025 BY SYS