LOT 41 PINE RIDGE S/D.
617-497, 881-1780, PB 1525-109,

CANTRELL GLORY A/CANTRELL DANIEL
295 NW IRENE LN
LAKE CITY, FL 32055

2026

21-3S-16-02240-041

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

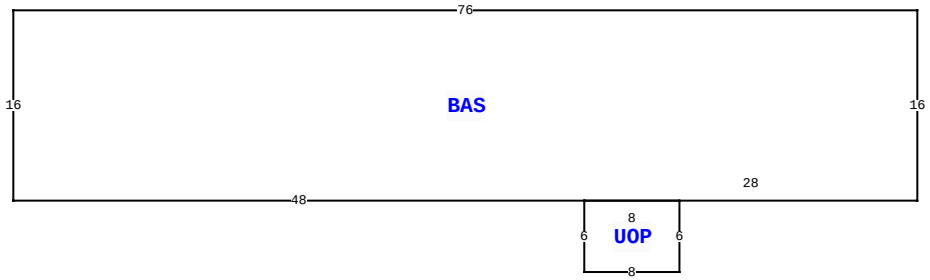
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	1,216	100		1,216	33,824
UOP	48	25		12	334
TOTALS	1,264			1,228	34,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,228	115.9000	69.54	85,395	1999	1999	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1216 HX Base Yr



295 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	34,158
TOTAL MARKET OB/XF VALUE	4,200
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	64,358
SOH/AGL Deduction	0
ASSESSED VALUE	64,358
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,358
TOTAL JUST VALUE	64,358
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051523	Mobile Home		10/10/2025
000051178	Right-of-Way Acce		10/21/2024
15707	M H	125	06/28/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1525/109	10/07/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: CANTRELL DANIEL						
0881/1780	5/29/1999	WD	Q	V		22,000
GRANTOR: ODEKIRK'S						
GRANTEE: CANTRELL'S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E48 UOP= S6 E8 N6 W8$ E28 N16$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,200	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,200

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	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 11/18/2025 BY SYS