LOT 42 PINE RIDGE S/D.
943-1535, 959-2554, QC 1250-671,

PARNELL MELISSA
273 IRENE LN
LAKE CITY, FL 32055

2026

21-3S-16-02240-042

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

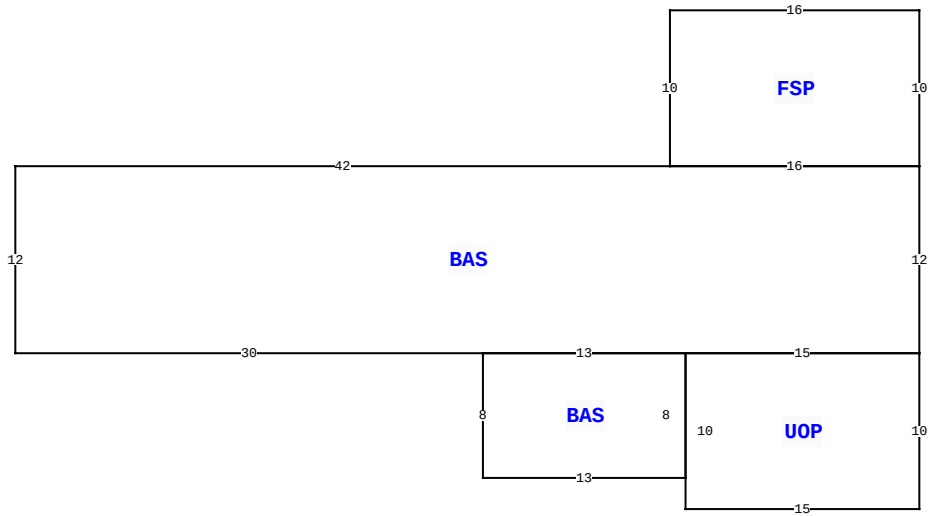
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	104	100		104	2,121
BAS	696	100		696	14,193
FSP	160	40		64	1,305
UOP	150	25		38	775
TOTALS	1,110			902	18,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	902	84.9690	50.98	45,984	1969	1969	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 800 HX Base Yr



273 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	18,394
TOTAL MARKET OB/XF VALUE	3,560
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	47,954
SOH/AGL Deduction	1,597
ASSESSED VALUE	46,357
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,357
TOTAL JUST VALUE	47,954
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20143	M H	125	11/14/2002
6798	M H	60	01/29/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1460/669	2/14/2022	QC	U	I	11	18,500
GRANTOR: TURPIN RICHARD E						
GRANTEE: PARNELL MELISSA						
1458/776	1/27/2022	PR	U	I	19	100
GRANTOR: LARICK MICHAEL JAY						
GRANTEE: TURPIN RICHARD E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S12 E30 BAS= S8 E13 N8 W13$ E13 UOP= S10 E15 N10 W15$ E15 N12 FSP= N10 W16 S10 E16$ W16$.

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	160.00	UT	3.50	3.50	100	2001	2001	3	100	560	
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 3,560

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	245.00	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