LOT 46 PINE RIDGE S/D.
WD 1113-2523, DC 1534-2349,

RAPER CAROLYN A
185 NW IRENE LN
LAKE CITY, FL 32055

2026

21-3S-16-02240-046

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		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

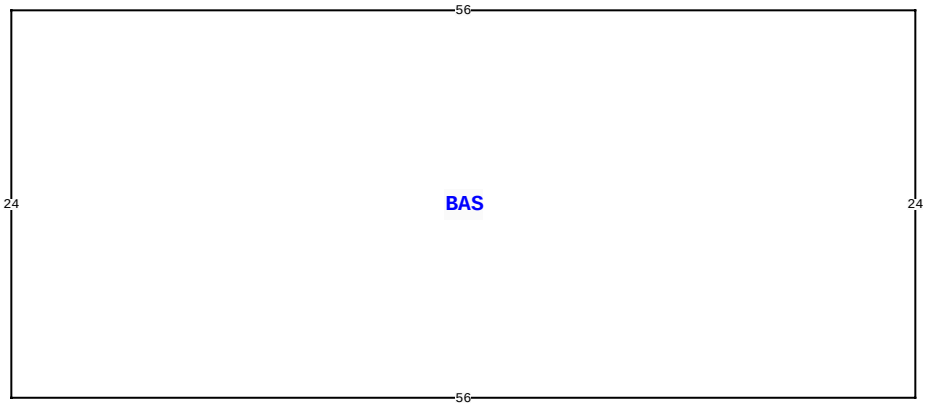
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	21316.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	37,385
TOTALS	1,344			1,344	37,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	115.9000	69.54	93,462	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2008 Heated Area: 1344 HX Base Yr 2008



185 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		37,385
TOTAL MARKET OB/XF VALUE		8,592
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		67,977
SOH/AGL Deduction		27,802
ASSESSED VALUE		40,175
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,175
TOTAL JUST VALUE		67,977
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		67,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049879	Solar Power Syste	38,280	05/20/2024
28090	M H	375	09/22/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1113/2523	2/15/2007	WD	Q	V		14,400

GRANTOR: LENVIL DICKS
GRANTEE: MERRIL & CAROLYN RA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S24 E56 N24$.

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	100	12	24	288.00	UT	12.00	12.00	75	2007	2007	3	75	2,592	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	700	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0214	GRN HOUSE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
5	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 8,592

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	60.00	245.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 02/09/2023 BY KS Total Acres: 2.59 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/19/2025 BY SYS