COM SE COR OF NE1/4, RUN N
554.37 FT, W 1279.25 FT FOR
POB, CONT W 636.54 FT, N

WOOTEN RODNEY STEVEN/WOOTEN ANGELA DAWN
521 SW IRIS COURT
LAKE CITY, FL 32024

2026

36-4S-15-00414-211

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

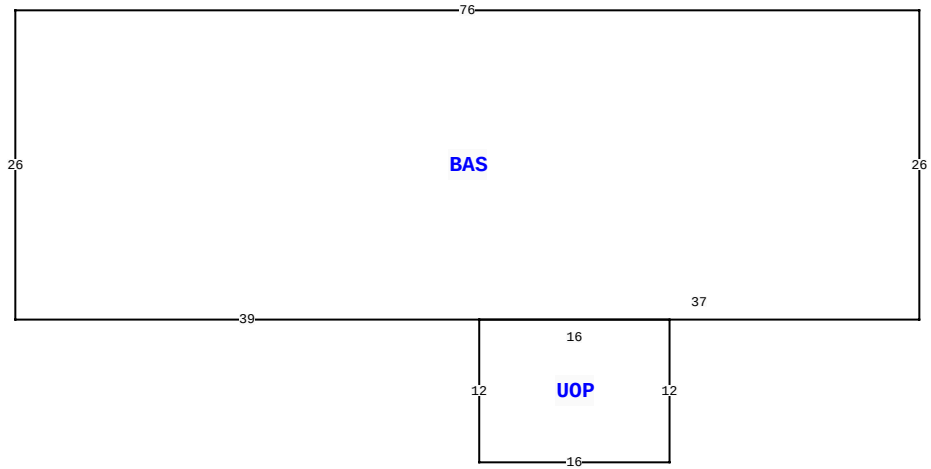
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36415.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100		1,976	119,222
UOP	192	25		48	2,896
TOTALS	2,168			2,024	122,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,024	116.7000	109.70	222,033	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2006 Heated Area: 1976 HX Base Yr 2006



521 SW IRIS CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		122,118
TOTAL MARKET OB/XF VALUE		9,840
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		182,058
SOH/AGL Deduction		77,968
ASSESSED VALUE		104,090
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		53,368
TOTAL JUST VALUE		182,058
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,058

SALE:2:1: INCL WELL & SEPTIC

PRMT:1:1: LOT 11 RHODES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042939	Roof Replacement	11,045	10/11/2021
23304	M H	250	06/22/2005
20685	M H	125	05/09/2003
12033	M H	125	01/13/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1054/2866	8/12/2005	WD	Q	I		119,800
GRANTOR: JAMES & JEWEL POPE						
GRANTEE: STEVEN & DAWN WOOTE						
1044/1158	4/26/2005	WD	U	V	08	35,000
GRANTOR: SABRINA HENDRIX						
GRANTEE: JAMES & JEWEL POPE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S26 E39 UOP= S12 E16 N12 W16$ E37 N26$.

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	0294	SHED WOOD/	0	100	12	24	288.00	UT	5.00	5.00	100	2005	2005	3	100	1,440	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 9,840

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		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 04/22/2022 BY JS Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/18/2025 BY SYS