(AKA PART OF LOT 14 MAGNOLIA ACR
DESC AS): COMM AT SE COR OF NE1/
1327.17 FT FOR POB, CONT W 442.7

BRIDGE ROBIN F
520 NW IRIS CT
LAKE CITY, FL 32024

2026

36-4S-15-00414-214

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	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
Quality	05	05

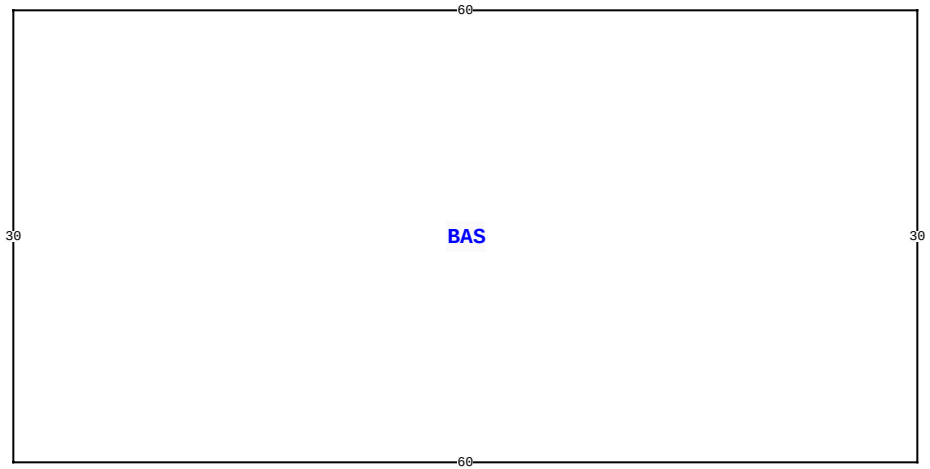
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36415.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	165,450
TOTALS	1,800			1,800	165,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,800	113.7000	106.88	192,384	2018	2018	0	0	0	14.00	86.00

4 MANUF 1 100% - 2019 Heated Area: 1800 HX Base Yr 2019



520 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		165,450
TOTAL MARKET OB/XF VALUE		7,700
TOTAL LAND VALUE - MARKET		56,200
TOTAL MARKET VALUE		229,350
SOH/AGL Deduction		105,641
ASSESSED VALUE		123,709
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,987
TOTAL JUST VALUE		229,350
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36089	M H	0	12/13/2017
31039	MAINT/ALTR	45	05/15/2013
18144	M H	125	04/10/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1121/1481	6/11/2007	WD	Q	V		70,000
GRANTOR: SCOTT OJEDA						
GRANTEE: ROBIN F BRIDGE						
1116/2459	4/16/2007	WD	Q	I	01	100
GRANTOR: SCOTT OJEDA & BLAISE						
GRANTEE: SCOTT OJEDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E60 N30$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,700

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	5.62	AC		1.00	1.00	1.00	10,000.00	10,000.00	56,200							

REVIEW DATE 03/12/2018 BY TW Total Acres: 5.62 Total Land Value: 56,200 Market: 0 Agricultural: 0 Common: 56,200 PRINTED 10/03/2025 BY SYS