COMM NE COR OF SE1/4 OF SE1/4, R
FOR POB, RUN S 659.69 FT, W'LY 2
645.51 FT TO S R/W OF A CO RD, E

IRONWOOD HOMES OF LAKE CITY, LLC
4109 W US HIGHWAY 90
LAKE CITY, FL 32055

2027

01-3S-15-00134-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

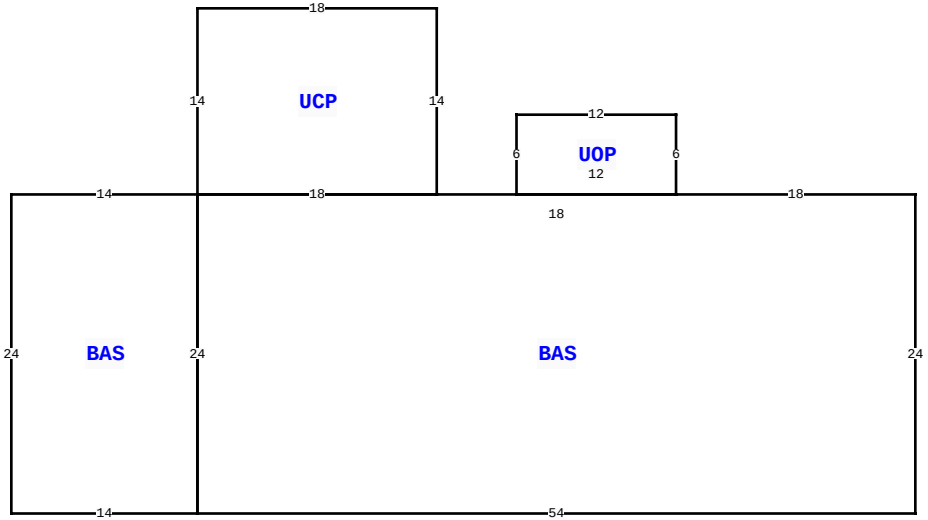
NEIGHBORHOOD/LOC 1315.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	336	100		336	8,782
BAS	1,296	100		1,296	33,872
UCP	252	20		50	1,307
UOP	72	25		18	470
TOTALS	1,956			1,700	44,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,700	108.9000	65.34	111,078	1970	1970	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1632 HX Base Yr



1621 NW OGDEN LOOP, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/21/2026 MLU
INC DATE | AG DATE

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	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		44,431
TOTAL MARKET OB/XF VALUE		9,500
TOTAL LAND VALUE - MARKET		39,840
TOTAL MARKET VALUE		93,771
SOH/AGL Deduction		54,023
ASSESSED VALUE		39,748
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		9,748
TOTAL JUST VALUE		93,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056620	Mobile Home		09/21/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/1197	9/10/2026	QC	U	I	11	100
GRANTOR: LEGICY INVESTMENTS LL						
GRANTEE: CHEEK JANET L						
1577/38	9/04/2026	QC	U	I	11	100
GRANTOR: CHEEK JANET LEE						
GRANTEE: IRONWOOD HOMES OF L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 UOP= N6 W12 S6 E12$W18 UCP= N14 W18 S14 E18$ W18
BAS= W14 S24 E14 N24$ S24 E54 N24$.

LAND DESCRIPTION

TOTAL OB/XF 9,500

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	3.32	AC		1.00	1.00	1.00	12,000.00	12,000.00	39,840							

REVIEW DATE 01/11/2023 BY KS Total Acres: 3.32 Total Land Value: 39,840 Market: 0 Agricultural: 0 Common: 39,840 PRINTED 11/17/2026 BY SYS