COMM SE COR OF NW1/4 OF SE1/4, R
N R/W LINE NW ASH DR, CONT N 232
FT FOR POB, CONT W CONT W 133.24

SKAGGS TEDDIE/SKAGGS NEVA
432 NW IRENE LN
LAKE CITY, FL 32055

2027

21-3S-16-02239-104

BUILDING CHARACTERISTICS

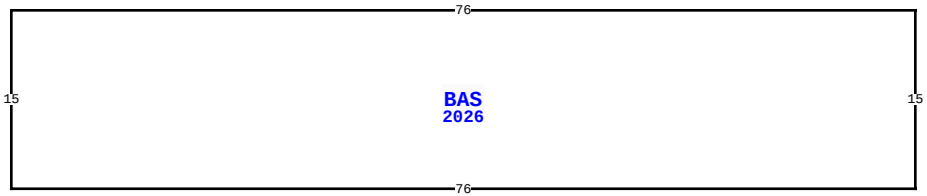
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	00	N/A 50
Interior Floo	08	SHT VINYL 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	21316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2026	1,140	116,367
TOTALS	1,140			1,140	116,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,140	108.5000	104.16	118,742	2025	2025	0	0	0	2.00	98.00

2 MANUF 2 0% - 2026 Heated Area: 1140 HX Base Yr



458 NW IRENE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	500	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	400.00	400.00	50	2001	2001	3	50	200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	116,367
TOTAL MARKET OB/XF VALUE	5,300
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	147,667
SOH/AGL Deduction	0
ASSESSED VALUE	147,667
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,667
TOTAL JUST VALUE	147,667
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052133	Mobile Home		01/24/2025
000051950	Right-of-Way Acce		12/31/2024
5813	M H	25	03/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/1909	9/12/2024	WD	U	I	37	20,000
GRANTOR: MCGONIGAL ANGELA E						
GRANTEE: SKAGGS TEDDIE						
1490/1338	5/15/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ALLEN						
GRANTEE: MCGONIGAL ANGELA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=13,17] E76 S15 W76 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,300

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	133.00	219.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 04/08/2025 BY JB Total Acres: 0.67 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/17/2026 BY SYS