COMM SE COR OF NW1/4 OF SE1/4, RUN N 487.88 FT TO S R/W IRENE ST, W 383.91 FT FOR POB, CONT

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

2027

21-3S-16-02239-105

BUILDING CHARACTERISTICS

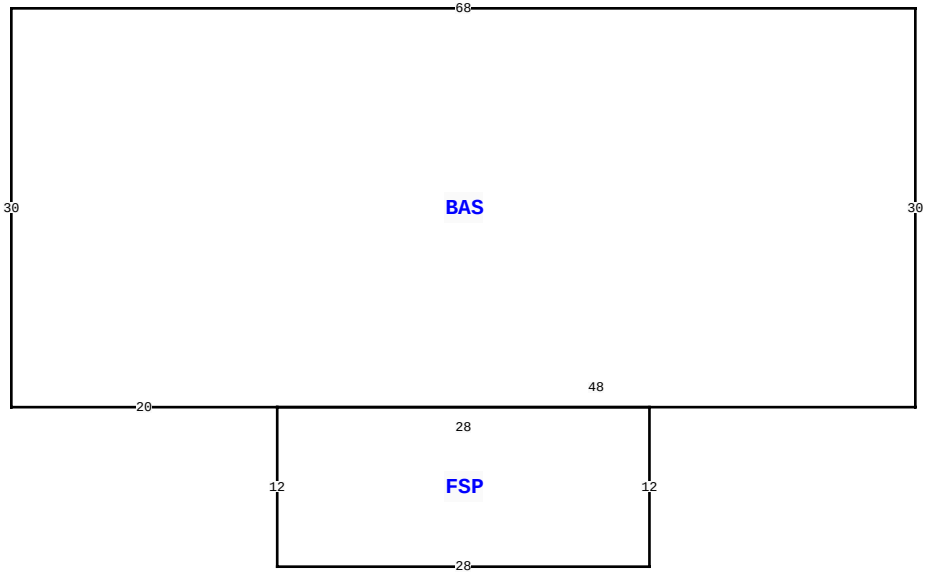
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
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	2,040	100		2,040	156,341
FSP	336	40		134	10,269
TOTALS	2,376			2,174	166,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,174	104.3100	97.01	210,900	2015	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 1996 Heated Area: 2040 HX Base Yr 1996



432 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	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	500	
2	0031	BARN,MT AE	0	100	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	600	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	600	
7	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		166,611
TOTAL MARKET OB/XF VALUE		11,600
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		204,211
SOH/AGL Deduction		98,755
ASSESSED VALUE		105,456
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		54,045
TOTAL JUST VALUE		204,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,997

LAND:1:1: 0.67 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33071	M H	375	06/11/2015
10532	M H	125	12/06/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1298/0640	7/11/2015	QC	U	I	11	100
GRANTOR: NEVA MAE SKAGGS						
GRANTEE: NEVA MAE SKAGGS & T						
0814/2294	11/15/1995	WD	Q	V		8,500
GRANTOR: LENVIL DICKS						
GRANTEE: NEVA MAE SKAGGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S30 E20 FSP= S12 E28 N12 W28$ E48 N30$.

LAND DESCRIPTION

TOTAL OB/XF 11,600

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

REVIEW DATE 02/09/2023 BY KS Total Acres: 0.67 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/17/2026 BY SYS