

COMM SE COR OF NE1/4 OF SE1/4, N
W 866.85 FT FOR POB, W 133.24 FT
TO S R/W OF IRENE ST, E ALONG R/

BAUMASTER DAVID B/BAUMASTER BRENDA J
282 NW IRENE LN
LAKE CITY, FL 32055

2026

21-3S-16-02239-111

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	90
Interior Floor	14	CARPET	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	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
BAS	1,188	100	
UOP	270	25	
TOTALS	1,458		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	MANUF	1	100%	- 2021	Heated Area: 1188				HX Base Yr		2021		
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>44-----10</p> <p>27-----27</p> <p style="font-size: 2em; color: blue;">BAS UOP</p> <p>44-----10</p> </div>													
BLD DATE												LGL DATE	
XF DATE												LAND DATE	04/08/2025
INC DATE												AG DATE	MLU

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				91,249		
TOTAL MARKET OB/XF VALUE				19,920		
TOTAL LAND VALUE - MARKET				26,000		
TOTAL MARKET VALUE				137,169		
SOH/AGL Deduction				53,364		
ASSESSED VALUE				83,805		
TOTAL EXEMPTION VALUE				HX HB SX 83,805		
BASE TAXABLE VALUE				0		
TOTAL JUST VALUE				137,169		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				141,380		
SALE:2:1: WD REPLACING AGREEMENT DATED NOV 21, 1999						
BLDG:1:1: RIVE MH						
SALE:1:1: SALE INCLUDED RIVER OAKS MH ID#ROB14489A						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
15780	M H	125	07/14/1999			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1435/1180	4/09/2021	WD Q	Q	I	01	113,000
GRANTOR: RODGERS WILLIAM F JR						
GRANTEE: BAUMASTER DAVID B						
1411/0850	5/11/2020	WD Q	Q	I	01	70,000
GRANTOR: TERRY & KATHY CALTRID						
GRANTEE: WILLIAM F EODGERS J						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W44 S27 E44 N27\$ UOP= S27 E10 N27 W10\$.						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0200	GARAGE F	0	100	0	0	660.00	UT	22.00	22.00
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00
5	0081	DECKING WI	0	100	0	0	1.00	UT	600.00	600.00

TOTAL OB/XF														19,920		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0200	C	MBL HM	100		RSF/ME	33.00	222.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00

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1	0200	C	MBL HM	100		RSF/ME	33.00	222.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00

OTHER ADJUSTMENTS AND NOTES													
YEAR	DENSITY	DECL	FRZ	YR	CONSRV								