

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											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
										04/08/2025	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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
<b>SALES DATA</b>			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD SALE PRICE
1435/1180	4/09/2021	WD Q	I 01 113,000
GRANTOR: RODGERS WILLIAM F JR			
GRANTEE: BAUMASTER DAVID B			
1411/0850	5/11/2020	WD Q	I 01 70,000
GRANTOR: TERRY & KATHY CALTRID			
GRANTEE: WILLIAM F EODGERS J			
<b>BUILDING NOTES</b>			
<b>BUILDING DIMENSIONS</b>			
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	ORIG COND
1	0200	GARAGE F	0	100	0	0	660.00	UT	22.00	22.00	100
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100
5	0081	DECKING WI	0	100	0	0	1.00	UT	600.00	600.00	100

TOTAL OB/XF											
19,920											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		RSF/ME	33.00	222.00	1.00	LT	1.00

YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2007	2007	3	100	14,520	
2014	2014	3	100	800	
2020	2020		100	1,000	
2022	2022		100	600	

ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
26,000.00	26,000							