

COMM SE COR OF NE1/4 OF SE1/4, R  
W 733.61 FT FOR POB, CONT W 133.  
FT TO S R/W IRENE ST, E ALONG R/

RUSS MELISSA  
256 NW IRENE LN  
LAKE CITY, FL 32055

2026

21-3S-16-02239-112

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	01	FLAT	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	01	01	
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	720	100	
TOTALS	720		9,553

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0800	02	720	55.2825	33.17	23,882	1967	1967	0	0	60.00	40.00													
1 MOBILE HME 0% - 2026 Heated Area: 720 HX Base Yr																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/08/2025</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/08/2025	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			9,553
TOTAL MARKET OB/XF VALUE			4,300
TOTAL LAND VALUE - MARKET			26,000
TOTAL MARKET VALUE			39,853
SOH/AGL Deduction			0
ASSESSED VALUE			39,853
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			39,853
TOTAL JUST VALUE			39,853
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			39,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12347	M H	125	04/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/2061	4/29/2025	PB U		I	18	0
GRANTOR: CLERK OF COURT (LINDA)						
GRANTEE: RUSS MELISSA						
0920/1585	12/15/2000	WD Q		I		13,500
GRANTOR: L DICKS						
GRANTEE: L HARRIS						

EXTRA FEATURES																	
L N	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	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
TOTALS													720		9,553		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S12 E60 N12\$. .	

LAND DESCRIPTION													TOTAL OB/XF											
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		RSF/ME	33.00	223.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							