

LOT 6 PINE RIDGE S/D.  
ORB 674-163, 714-476  
742-955, 756-292, WD 1081-242

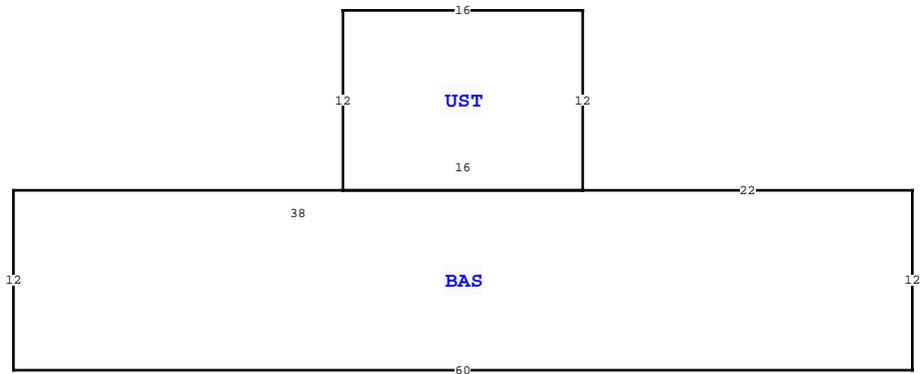
PORTER WADE N  
479 NW IRENE LANE  
LAKE CITY, FL 32055

**2026**

21-3S-16-02240-006  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	01	MINIMUM	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		1	100
Stories	1.	1.	100
Architctual Units	01	CONV	100
		0	100
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	21316.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	720	100	
UST	192	45	
TOTALS	912		806

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	0%	0										
Heated Area: 720 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			11,648
TOTAL MARKET OB/XF VALUE			7,500
TOTAL LAND VALUE - MARKET			26,000
TOTAL MARKET VALUE			45,148
SOH/AGL Deduction			6,076
ASSESSED VALUE			39,072
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			39,072
TOTAL JUST VALUE			45,148
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			45,148
SALE:4:1: LOT 6 PINE RIDGE. TO SATISFY UNR AD 3/8/			
SALE:3:1: IN LIEU OF FORECLOSURE			
SALE:2:1: WD TO REPLACE AGREEMENT DATED MARCH 16,			
SALE:1:1: REPO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1081/0242	3/15/2006	WD	U	V	08	10,400
GRANTOR: LENVIL DICKS						
GRANTEE: WADE N PORTER						
0756/0292	2/06/1992	WD	Q	I	02	0
GRANTOR: FRAMPTON						
GRANTEE: LENVIL DICKS						

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	0296	SHED METAL	0	0	0	0	0	0.00	0.00	100	2008	2008	3	100	400	
2	0252	LEAN-TO W/	0	0	0	0	0	0.00	0.00	100	2008	2008	3	100	100	
3	9947	Septic	0	0	0	0	0	3,000.00	3,000.00	100			3	100	3,000	
4	0020	BARN,FR	0	0	0	0	0	3,000.00	3,000.00	100	2023	2022		100	3,000	
5	0296	SHED METAL	0	0	0	0	0	200.00	200.00	100	2023	2022		100	200	
6	0263	PRCH,USP	0	0	0	0	0	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION																								
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/MB	43.00	131.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

TOTAL OB/XF														7,500											
REVIEW DATE 02/09/2023 BY ks Total Acres: 0.73 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 03/26/2026 BY SYS																									