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

2027

21-3S-16-02240-006

BUILDING CHARACTERISTICS

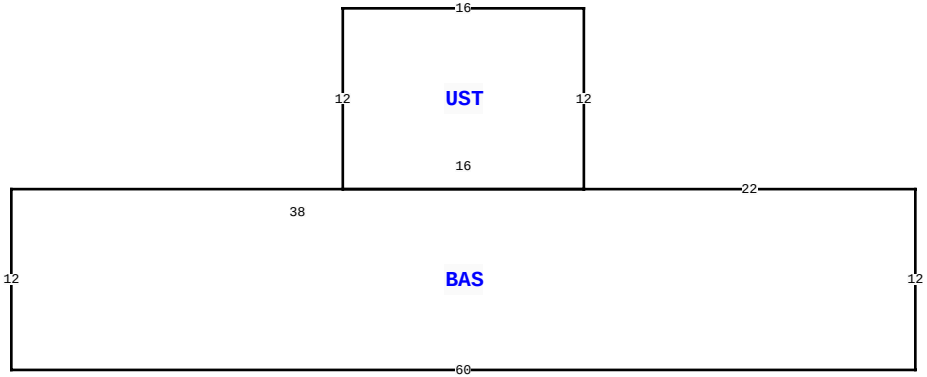
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	10,406
UST	192	45		86	1,243
TOTALS	912			806	11,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	806	60.2100	36.13	29,121	1980	1980	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 720 HX Base Yr



479 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0020	BARN,FR	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	200.00	200.00	100	2023	2022		100	200	
6	0263	PRCH,USP	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

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	2,169
ASSESSED VALUE	42,979
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,979
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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 UST= N12 W16 S12 E16$ W38 S12 E60 N12$.

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	0		RSF/MH	43.00	131.00	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: 0.73 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/17/2026 BY SYS