

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

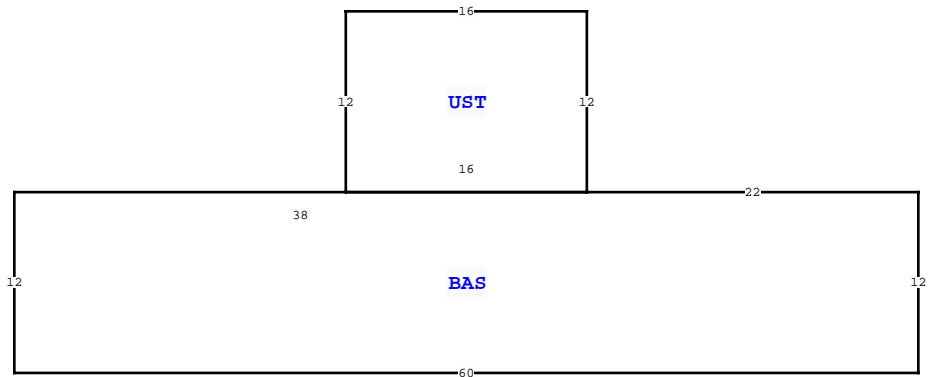
PORTER WADE N
479 NW IRENE LANE
LAKE CITY, FL 32055

2026

21-3S-16-02240-006


ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
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	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
1	MOBILE HME	0%	0								
Heated Area: 720						HX Base Yr					



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

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/MR	43.00	131.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE												BY											
02/09/2023												ks											
Total Acres: 0.73												Total Land Value: 26,000											
Market: 0												Agricultural: 0											
Common: 26,000												PRINTED 06/11/2026 BY SYS											