

LOT 35 PINE RIDGE S/D.
753-754, 824-743, 903-700, 910-2

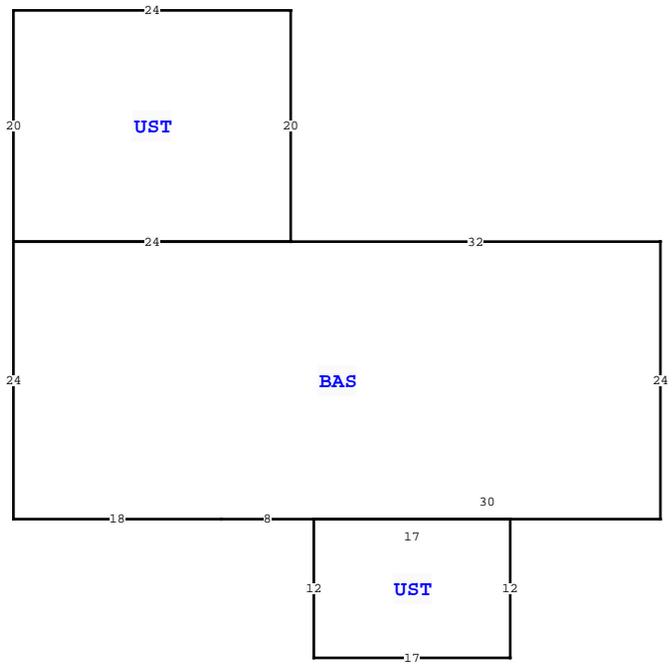
CLEMONS DANIEL/CLEMONS ELAINE
433 NW IRENE LANE
LAKE CITY, FL 32055

2026

21-3S-16-02240-035
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	13	LAM/VNLPLK	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	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	21316.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,344	100	
UST	204	45	
UST	480	45	
TOTALS	2,028		

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%	-	2019						
Heated Area: 1344						HX Base Yr 2019					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		99,246	
TOTAL MARKET OB/XF VALUE		7,100	
TOTAL LAND VALUE - MARKET		26,000	
TOTAL MARKET VALUE		132,346	
SOH/AGL Deduction		70,105	
ASSESSED VALUE		62,241	
TOTAL EXEMPTION VALUE		HX HB 37,241	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		132,346	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		132,346	
SALE:6:1: SALE INCLUDES 1999 DWMH ID#GMHGA40399232			
SALE:4:1: 1999 DW INCLUDED ORB 910-229			
SALE:3:1: 1999 56 X 24 JAGUAR MH INCL			
SALE:2:1: LOT 35, PINE RIDGE S/D SOLD W/ MH.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15101	M H	125	02/18/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1364/0184	7/06/2018	WD Q	Q	I	01	72,000
GRANTOR: KATHLEEN E MILHOAN						
GRANTEE: DANIEL & ELAINE CLE						
1086/2126	5/15/2006	WD Q	Q	I		72,500
GRANTOR: RICKY D & PAMELA R BR						
GRANTEE: KATHLEEN E MILHOAN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1999
2	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2008
3	9947	Septic	0	100	0	0	UT	3,000.00	3,000.00	100	
4	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	2014
5	0296	SHED METAL	0	100	0	0	UT	1,500.00	1,500.00	100	2023

TOTAL OB/XF											
7,100											
BLD DATE		LGL DATE									
XF DATE		LAND DATE	04/08/2025								
INC DATE		AG DATE	MLU								

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W32 W24 S24 E18 E8 E30 N24 \$											
UST=[ORIG=-32,0] N20 W24 S20 E24 \$											
UST=[ORIG=-30,24] S12 E17 N12 W17 \$											

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	20.00	243.00	1.00	LT	