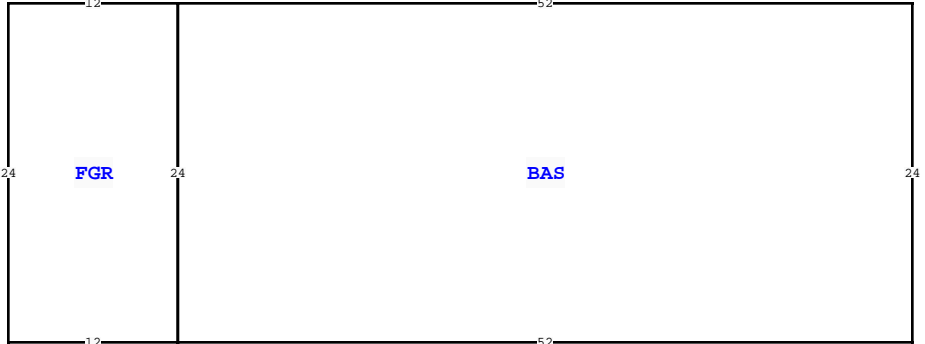


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	21316.030	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,248	100
FGR	288	55
TOTALS	1,536	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	100%	- 1995									
				Heated Area: 1248			HX Base Yr 1995					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			111,922
TOTAL MARKET OB/XF VALUE			1,270
TOTAL LAND VALUE - MARKET			26,000
TOTAL MARKET VALUE			139,192
SOH/AGL Deduction			54,299
ASSESSED VALUE			84,893
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			28,482
TOTAL JUST VALUE			139,192
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			141,089
SALE:2:1: LOT 36 PINE RIDGE S/D WD REPLACING AGREE			
SALE:1:1: SALE TOO LOW-DO NOT KNOW REASON - SEE SA			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042563	Roof Replacement	10,500	08/16/2021
8797	SFR	38,000	08/29/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0794/1906	8/24/1994	WD	U	V	12	6,000
GRANTOR: JAMES LOUIS KIRKLAND						
GRANTEE: RICHARD P & JANET A						
0794/1904	8/18/1994	WD	U	V	12	9,000
GRANTOR: LENVIL H DICKS						
GRANTEE: JAMES LOUIS KIRKLAN						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	99,344
FGR	288	55		158	12,577
TOTALS	1,536			1,406	111,922

409 NW IRENE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025
INC DATE		AG DATE	MLU

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	0166	CONC,PAVMT	0	100	0	0			0.00	100	0	0	3	100	1,270	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W52 FGR= W12 S24 E12 N24\$ S24 E52 N24\$.			

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	0100	C	SFR	100		RSF/ME	20.00	243.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							