

LOT 38 PINE RIDGE S/D.  
763-1377, DC 792-2382, 827-939,

PEPPER DIANE S  
365 NW IRENE LN  
LAKE CITY, FL 32055

**2026**

21-3S-16-02240-038  
COLUMBIA COUNTY PROPERTY

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	BELOW AVG. 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
04	PLYWOOD 100				
14	CARPET 80				
08	SHT VINYL 20				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
1.	Stories	1.	100		
01	CONV 100				
	Units	0	100		
03	03 100				
01	01 100				
03	03				
0200	MOBILE HOME				
	MAP NUM		01		
	NEIGHBORHOOD/LOC	21316.030	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	20,117
UOP	132	25		33	718
TOTALS	1,056			957	20,836

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	100%	1997		54.43	52,090	1984	1984	0	0	60.00	40.00
Heated Area: 924 HX Base Yr 1997												

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		20,836
TOTAL MARKET OB/XF VALUE		4,600
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		51,436
SOH/AGL Deduction		29,998
ASSESSED VALUE		21,438
TOTAL EXEMPTION VALUE	HX HB	21,438
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		51,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		51,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/2230	8/21/2024	LE U		I	14	100
GRANTOR: PEPPER DIANE S (REG L)						
GRANTEE: PEPPER SYLVIA (RMDR)						
1517/1554	6/12/2024	WD U		I	11	100
GRANTOR: PEPPER DIANE S						
GRANTEE: PEPPER SYLVIA						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W39 UOP= N12 W11 S12 E11\$ W27 S14 E66 N14\$.	

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	100	12	12	1.00	UT	0.00	100	1993	1993	3	100	400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1993	1993	3	100	1,200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100			3	100	3,000	
TOTALS												4,600				

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	0102	C	SFR/MH	100		RSF/ME	20.00	244.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							