

LOT 41 PINE RIDGE S/D.
617-497, 881-1780, PB 1525-109,

CANTRELL GLORY A/CANTRELL DANIEL
295 NW IRENE LN
LAKE CITY, FL 32055

2026

21-3S-16-02240-041
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	01	MINIMUM	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	1,140	100	2026
TOTALS	1,140		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0202	02	1,140	96.5000	95.54	108,916	2025	2025	0	0	2.00	98.00														
2 MANUF 2		100% - 2026		Heated Area: 1140				HX Base Yr 2026																	
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <p style="text-align: center;">76</p> <p style="text-align: center;">15</p> <p style="text-align: center;">BAS 2026</p> <p style="text-align: center;">15</p> <p style="text-align: center;">76</p> </div>																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/08/2025</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/08/2025	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				
				04/08/2025	MLU																				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			106,738
TOTAL MARKET OB/XF VALUE			5,000
TOTAL LAND VALUE - MARKET			26,000
TOTAL MARKET VALUE			137,738
SOH/AGL Deduction			0
ASSESSED VALUE			137,738
TOTAL EXEMPTION VALUE	HA HAB	51,411	
BASE TAXABLE VALUE			86,327
TOTAL JUST VALUE			137,738
NCON VALUE			107,538
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			64,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051523	Mobile Home		10/10/2025
000051178	Right-of-Way Acce		10/21/2024
15707	M H	125	06/28/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1525/109	10/07/2024	PB U	I	18		0
GRANTOR: CLERK OF COURT						
GRANTEE: CANTRELL DANIEL						
0881/1780	5/29/1999	WD Q	V			22,000
GRANTOR: ODEKIRK 'S						
GRANTEE: CANTRELL 'S						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=27,13] E76 S15 W76 N15 \$	

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	25	0	0	1.00	UT	0.00	100	2008	2008	3	100	1,200	
2	9947	Septic	0	25	0	0	1.00	UT	3,000.00	100			3	100	3,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	100	2026	2025		100	800	
														TOTAL OB/XF 5,000		

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	25		RSF/ME	20.00	244.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							