

LOT 42 PINE RIDGE S/D.
943-1535, 959-2554, QC 1250-671,

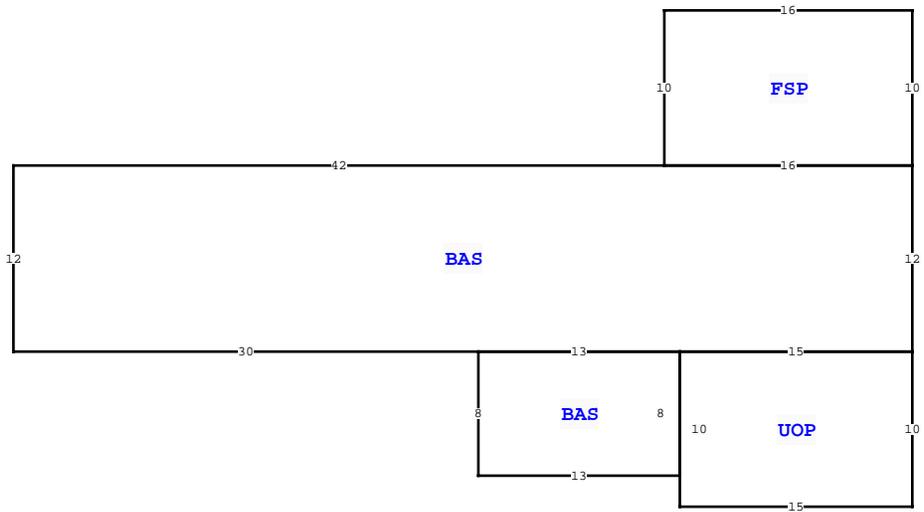
PARNELL MELISSA
273 IRENE LN
LAKE CITY, FL 32055

2026

21-3S-16-02240-042


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	AVERAGE 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
04	PLYWOOD 100				
14	CARPET 90				
08	SHT VINYL 10				
02	WINDOW 100				
04	AIR DUCTED 100				
2	100				
1	100				
1.1	100				
01	CONV 100				
0	100				
02	02 100				
01	01 100				
03	03				
0200	MOBILE HOME				
			01		
21316.030	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	104	100		104	2,121
BAS	696	100		696	14,193
FSP	160	40		64	1,305
UOP	150	25		38	775
TOTALS	1,110			902	18,394

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	902	84.9690	50.98	45,984	1969	1969	0	0	60.00	40.00
1 MOBILE HME 0% - 2023 Heated Area: 800 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			18,394
TOTAL MARKET OB/XF VALUE			3,560
TOTAL LAND VALUE - MARKET			26,000
TOTAL MARKET VALUE			47,954
SOH/AGL Deduction			1,597
ASSESSED VALUE			46,357
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			46,357
TOTAL JUST VALUE			47,954
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			47,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20143	M H	125	11/14/2002
6798	M H	60	01/29/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1460/669	2/14/2022	QC	U	I	11	18,500
GRANTOR: TURPIN RICHARD E						
GRANTEE: PARNELL MELISSA						
1458/776	1/27/2022	PR	U	I	19	100
GRANTOR: LARICK MICHAEL JAY						
GRANTEE: TURPIN RICHARD E						

EXTRA FEATURES		273 NW IRENE LN, LAKE CITY	
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 0 160.00 UT 3.50 3.50 100 2001 2001 3 100 560
2	9947	Septic	0 0 0 0 1.00 UT 3,000.00 3,000.00 100 3 100 3,000

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W42 S12 E30 BAS= S8 E13 N8 W13\$ E13 UOP= S10 E15 N10 W15\$ E15 N12 FSP= N10 W16 S10 E16\$ W16\$.	

LAND DESCRIPTION		TOTAL OB/XF 3,560																						
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/ME	20.00	245.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							