



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	05	DRYWALL	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	1,512	100	2025
TOTALS	1,512		1,512
			158,147

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	2	100%	- 2025	Heated Area: 1512			HX Base Yr 2003				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			158,147
TOTAL MARKET OB/XF VALUE			13,125
TOTAL LAND VALUE - MARKET			26,000
TOTAL MARKET VALUE			197,272
SOH/AGL Deduction			11,015
ASSESSED VALUE			186,257
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			129,846
TOTAL JUST VALUE			197,272
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			203,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055759	Generator		05/29/2026
000052858	Solar Power System	33,621	04/08/2025
000049332	Mobile Home		03/01/2024
28375	M H	560	06/16/2010
18935	M H	125	11/07/2001
16544	M H	125	01/27/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0975/0187	12/15/2002	WD	Q	V		16,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: CLAUDENNA DOWNING						
0895/2389	1/12/2000	CT	Q	V	01	4,500
GRANTOR: CLERK OF COURT						
GRANTEE: HARRY & RUTH MCGEE						

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	0	0		1.00	UT 400.00	50	0	0	3	50	200	
2	0120	CLFENCE 4	0	100	0	0		1.00	UT 0.00	100	2008	2008	3	100	1,200	
3	9947	Septic	0	100	0	0		2.00	UT 3,000.00	100			3	100	6,000	
4	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	100	2008	2008	3	100	200	
5	0070	CARPORT UF	0	100	18	20		360.00	UT 2.50	75	2008	2008	3	75	675	
6	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	100	2008	2008	3	100	300	
7	0263	PRCH, USP	0	100	0	0		1.00	UT 0.00	100	2014	2014	3	100	200	
8	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2014	2014	3	100	2,400	
9	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2014	2014	3	100	400	
10	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	100	2014	2014	3	100	1,200	

TOTALS												
251 NW IRENE LN, LAKE CITY												
BLD DATE		LGL DATE		LAND DATE		AG DATE		04/08/2025		MLU		
TOTAL OB/XF 12,775												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2025;ORIG=13,11] E56 S27 W56 N27 \$												

LAND DESCRIPTION													TOTAL OB/XF 12,775												
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	100		RSF/ME	20.00	245.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000								

