

(AKA PART OF LOT 14 MAGNOLIA ACR
DESC AS): COMM AT SE COR OF NE1/
1327.17 FT FOR POB, CONT W 442.7

BRIDGE ROBIN F
520 NW IRIS CT
LAKE CITY, FL 32024

2026

36-4S-15-00414-214



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36415.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,800	100	
TOTALS	1,800		1,800
			165,450

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4	MANUF	1	100%	-	2019							
Heated Area: 1800						HX Base Yr			2019			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			165,450
TOTAL MARKET OB/XF VALUE			7,700
TOTAL LAND VALUE - MARKET			73,060
TOTAL MARKET VALUE			246,210
SOH/AGL Deduction			122,861
ASSESSED VALUE			123,349
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			71,938
TOTAL JUST VALUE			246,210
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			235,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36089	M H	0	12/13/2017
31039	MAINT/ALTR	45	05/15/2013
18144	M H	125	04/10/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1121/1481	6/11/2007	WD	Q	V		70,000
GRANTOR: SCOTT OJEDA						
GRANTEE: ROBIN F BRIDGE						
1116/2459	4/16/2007	WD	Q	I	01	100
GRANTOR: SCOTT OJEDA & BLAISE						
GRANTEE: SCOTT OJEDA						

EXTRA FEATURES		520 SW IRIS CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0070	CARPORT UF	0.00
2	0294	SHED WOOD/	0.00
3	9945	Well/Sept	7,000.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				05/06/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S30 E60 N30\$.	

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	DPHT 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		A-1	0.00	0.00	5.62	AC		1.00	1.00	1.00	13,000.00	13,000.00	73,060							