

COLUMBIA COUNTY Property Appraiser

Parcel 21-3S-16-02240-043

Owners

DOWNING CLAUDENNA
251 NW IRENE LN
LAKE CITY, FL 32055

Parcel Summary

Location	251 NW IRENE LN
Use Code	0200: MOBILE HOME
Tax District	2: COUNTY
Acreage	0.674
Township	3S
Range	16
Subdivision	PINE RDG
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Additional Site Addresses

253 NW IRENE LN

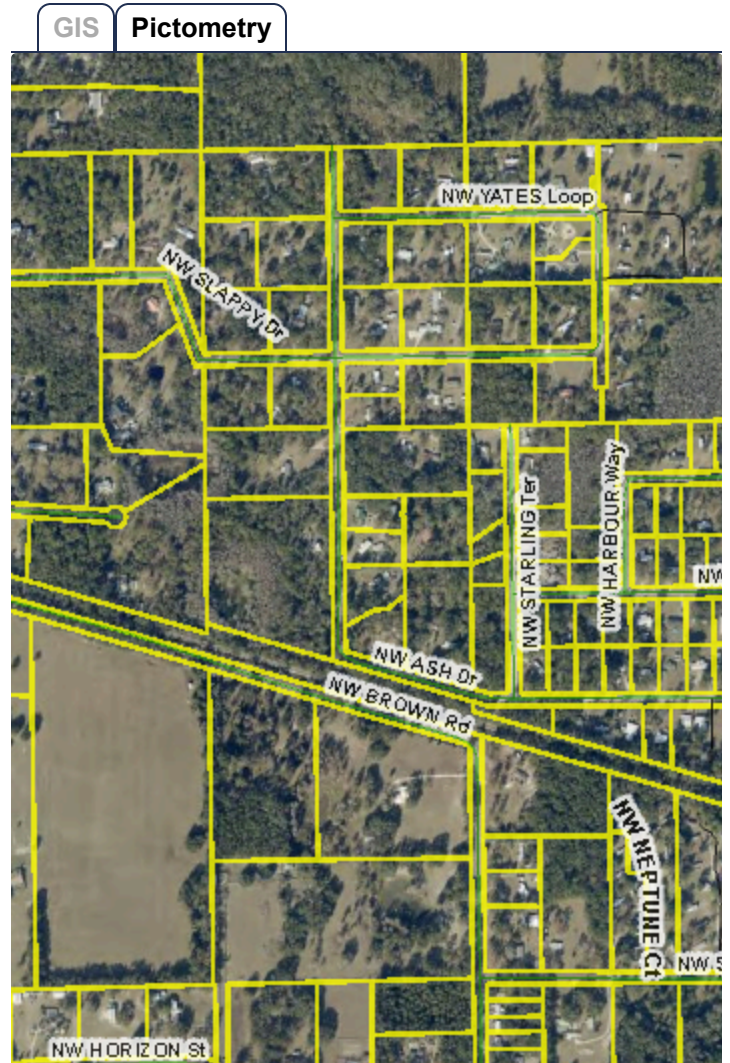
Legal Description

LOT 43 PINE RIDGE S/D.

639-470, 895-2389, 975-187,

Working Values

	2026
Total Building	\$158,147
Total Extra Features	\$13,125
Total Market Land	\$26,000
Total Ag Land	\$0



30° 12' 48" N 82° 42' 14" W

	2026
Total Market	\$197,272
Total Assessed	\$186,257
Total Exempt	\$56,411
Total Taxable	\$129,846
SOH Diff	\$11,015

Value History

	2025	2024	2023	2022	2021	2020
Total Building	\$164,791	\$36,828	\$33,483	\$26,113	\$24,100	\$18,210
Total Extra Features	\$13,125	\$13,325	\$13,325	\$9,825	\$7,325	\$7,325
Total Market Land	\$26,000	\$20,000	\$20,000	\$15,000	\$15,500	\$15,500
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$203,916	\$70,153	\$66,808	\$50,938	\$46,925	\$41,035
Total Assessed	\$181,360	\$33,269	\$32,300	\$31,094	\$30,188	\$29,771
Total Exempt	\$55,722	\$30,000	\$30,000	\$25,500	\$25,500	\$25,500
Total Taxable	\$125,638	\$3,269	\$2,300	\$5,594	\$4,688	\$4,271
SOH Diff	\$22,556	\$36,884	\$34,508	\$19,844	\$16,737	\$11,264

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 0975/0187	2002-12-15	<u>Q</u>		WARRANTY DEED	Vacant	\$16,000	Grantor: SUBRANDY LIMITED PARTNERSHIP Grantee: CLAUDENNA DOWNING
<u>CT</u> 0895/2389	2000-01-12	<u>Q</u>	<u>01</u>	CERTIFICATE OF TITLE	Vacant	\$4,500	Grantor: CLERK OF COURT Grantee: HARRY & RUTH MCGEE
<u>WD</u> 0639/0470	1987-12-01	<u>Q</u>		WARRANTY DEED	Vacant	\$8,000	Grantor: DICKS LENVIL Grantee: MCGEE HARRY N &

Buildings

Building # 2, Section # 1, MOBILE HOME

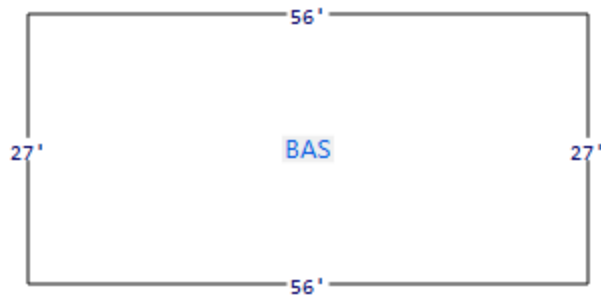
Type	Style	Heated Sq Ft	Repl Cost New	YrBlt	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0202</u>	<u>02</u>	1512	\$166,471	2022	2022	1,512	0.00%	5.00%	95.00%	\$158,147

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
EW	Exterior Wall	00	
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	08	SHT VINYL
IF	Interior Flooring	14	CARPET
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
FR	Frame	01	NONE
STR	Stories	1.	1.
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,512	100%	1,512



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0296	SHED METAL			1.00	\$400.00	0	50%	\$200
0120	CLFENCE 4			1.00	\$0.00	2008	100%	\$1,200
9947	Septic			2.00	\$3,000.00		100%	\$6,000
0294	SHED WOOD/VINYL			1.00	\$0.00	2008	100%	\$200
0070	CARPORT UF	18	20	360.00	\$2.50	2008	75%	\$675
0169	FENCE/WOOD			1.00	\$0.00	2008	100%	\$300
0263	PRCH,USP			1.00	\$0.00	2014	100%	\$200
0296	SHED METAL			1.00	\$0.00	2014	100%	\$2,400
0296	SHED METAL			1.00	\$0.00	2014	100%	\$400
0070	CARPORT UF			1.00	\$0.00	2014	100%	\$1,200
0294	SHED WOOD/VINYL			1.00	\$0.00	2014	100%	\$300

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0252	LEAN-TO W/O FLOOR			1.00	\$0.00	2014	100%	\$50

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0200	MBL HM	RSF/MH-1	120.00	245.00	1.00	\$26,000.00/LT	0.67	1.00	\$26,000

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Apr 14, 2025	000052858	COMMERCIAL	COMPLETED	Solar Power System
Mar 4, 2024	000049332	M H	COMPLETED	Mobile Home
Mar 3, 2010	28375	M H	COMPLETED	M H
	18935	M H	COMPLETED	M H
	16544	M H	COMPLETED	M H

TRIM Notices

2025
2024
2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of May 28, 2026.

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