LOT 36 PINE RIDGE S/D.
ORB 794-1904, 794-1906

CRAIGO RICHARD P & JANET ANN
409 NW IRENE LN
LAKE CITY, FL 32055

2021

21-3S-16-02240-036

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04

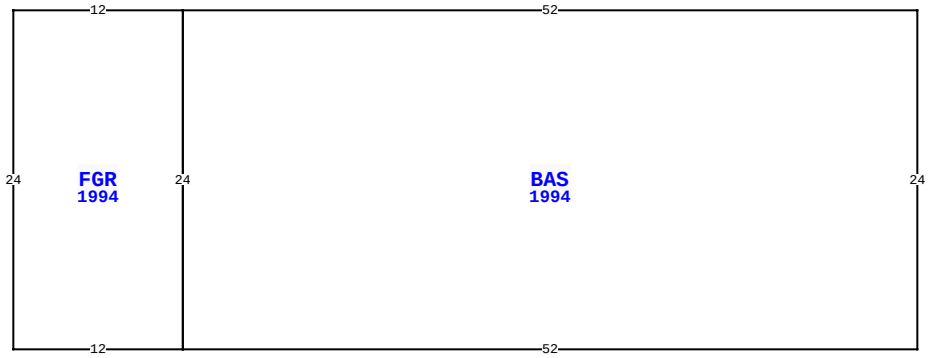
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD	21316.030		1.10

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	69,409
FGR	288	55	158	8,787
TOTALS	1,536		1,406	78,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,406	112.8600	86.90	122,181	1994	1994	0	0	10	26.00	64.00

1 SINGLE FAM – 100% - 1995 HX Base Yr 1995



409 NW IRENE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		78,196
TOTAL MARKET OB/XF VALUE		1,270
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		92,466
SOH/AGL Deduction		18,952
ASSESSED VALUE		73,514
TOTAL EXEMPTION VALUE	HX HB DX	49,014
BASE TAXABLE VALUE		24,500
TOTAL JUST VALUE		92,466
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,280

SALE:2:1: LOT 36 PINE RIDGE S/D WD REPLACING AGREE

SALE:1:1: SALE TOO LOW-DO NOT KNOW REASON - SEE SA

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0794/1906	8/24/1994	WD	U	V	12	6,000
GRANTOR: JAMES LOUIS KIRKLAND						
GRANTEE: RICHARD P & JANET A						
0794/1904	8/18/1994	WD	U	V	12	9,000
GRANTOR: LENVIL H DICKS						
GRANTEE: JAMES LOUIS KIRKLAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W52 FGR=[YR=1994] W12 S24 E12 N24$ S24 E52 N24$.

EXTRA FEATURES

LN	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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,270	

LAND DESCRIPTION

TOTAL OB/XF 1,270

LN	USE CODE	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	SFR	100		RSFMH1	120.00	243.00	1.00	LT		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 07/02/2018 BY BC Total Acres: 0.67 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 08/12/2021