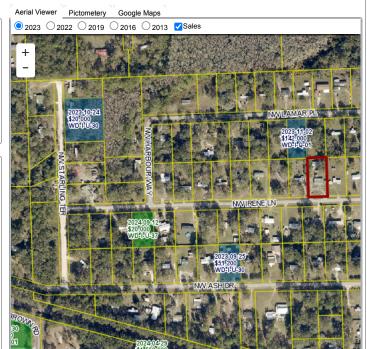
Columbia County Property Appraiser Parcel: << 21-3S-16-02240-043 (7654) >>> Owner & Property Info Result: 1 of 1 DOWNING CLAUDENNA Owner 251 NW IRENE LN LAKE CITY, FL 32055 Site 251 NW IRENE LN, LAKE CITY LOT 43 PINE RIDGE S/D. 639-470, 895-2389, 975-187, Description* Area 0.674 AC S/T/R 21-3S-16 MOBILE HOME (0200) Tax District Use Code** 2

*The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction.

**The <u>Use Code</u> is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

	2024 Certified Values	2025 Working Values			
Mkt Land	\$20,000	Mkt Land	\$20,000		
Ag Land	\$0	Ag Land	\$0		
Building	\$36,828	Building	\$153,147		
XFOB	\$13,325	XFOB	\$13,125		
Just	\$70,153	Just	\$186,272		
Class	\$0	Class	\$0		
Appraised	\$70,153	Appraised	\$186,272		
SOH/10% Cap	\$36,884	SOH/10% Cap	\$16,556		
Assessed	\$33,269	Assessed	\$169,716		
Exempt	HX HB DX \$30,000	Exempt	HX HB DX \$55,722		
Total Taxable	county:\$3,269 city:\$0 other:\$0 school:\$3,269		county:\$113,994 city:\$0 other:\$0 school:\$139,716		

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



2025 Working Values

	▼ Sales History							
-	Sale Date Sale Price		Book/Page Deed		V/I	Qualification (Codes)	RCode	
-	12/15/2002	\$16,000	975 / 187	WD	V	Q		
-	1/12/2000	\$4,500	895 / 2389	СТ	V	Q	01	
11	12/1/1987	\$8,000	639 / 470	WD	V	Q		

	▼ Building Characteristics								
	Bldg Sketch	Description*	Base SF	Actual SF	Bldg Value				
	Sketch MANUF 2 (0202) 2022 1512 1512 \$153,147								
* <u>E</u>	*Bidg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.								

▼ Extra Features & Out Buildings							
Code	Desc	Year Blt	Value	Units	Dims		
0296	SHED METAL	0	\$200.00	1.00	0 x 0		
0120	CLFENCE 4	2008	\$1,200.00	1.00	0 x 0		
9947	Septic		\$6,000.00	2.00	0 x 0		
0294	SHED WOOD/VINYL	2008	\$200.00	1.00	0 x 0		
0070	CARPORT UF	2008	\$675.00	360.00	18 x 20		
0169	FENCE/WOOD	2008	\$300.00	1.00	0 x 0		
0263	PRCH,USP	2014	\$200.00	1.00	0 x 0		
0296	SHED METAL	2014	\$2,400.00	1.00	0 x 0		
0296	SHED METAL	2014	\$400.00	1.00	0 x 0		
0070	CARPORT UF	2014	\$1,200.00	1.00	0 x 0		
0294	SHED WOOD/VINYL	2014	\$300.00	1.00	0 x 0		
0252	LEAN-TO W/O FLOOR	2014	\$50.00	1.00	0 x 0		

	▼ Land Breakdown								
Co	ode	Desc	Units	Adjustments	Eff Rate	Land Value			
02	0200 MBL HM (MKT) 1.000 LT (0.674 AC)		1.0000/1.0000 1.0000/ /	\$20,000 /LT	\$20,000				

Search Result: 1 of 1

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by: GrizzlyLogic.com

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https://columbia.floridapa.com/gis/