COMM NW COR OF NW1/4 OF SW1/4, E
320.54 FT FOR POB, CONT S 336 FT
336 FT, W 649.08 FT TO POB.

BUCKNER GEORGE P/BUCKNER RENE L
256 SW REIGEL CT
LAK CITY, FL 32024

2026

01-4S-15-00312-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

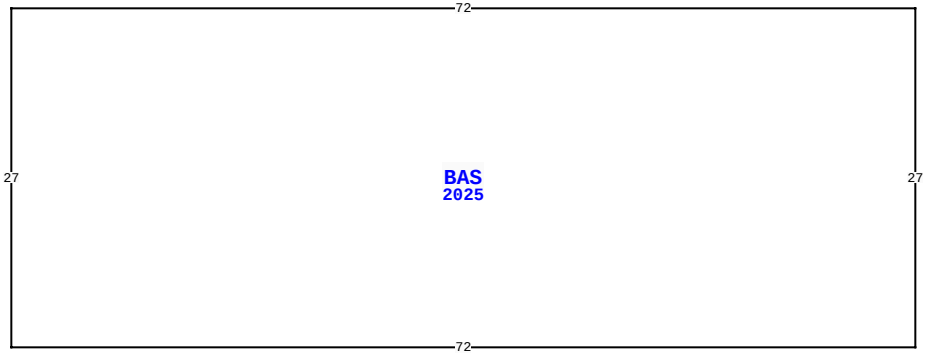
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
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	1415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	2025	1,944	222,709
TOTALS	1,944			1,944	222,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,944	113.5000	116.90	227,254	2024	2024	0	0	0	2.00	98.00

1 MANUF 3 100% - 2025 Heated Area: 1944 HX Base Yr 2025



256 SW REIGEL CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		222,709
TOTAL MARKET OB/XF VALUE		15,550
TOTAL LAND VALUE - MARKET		49,599
TOTAL MARKET VALUE		287,858
SOH/AGL Deduction		0
ASSESSED VALUE		287,858
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		237,136
TOTAL JUST VALUE		287,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050317	Mobile Home		07/10/2024
22737	M H	363	01/27/2005
16568	M H	125	02/03/2000
7894	M H	100	12/14/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/2453	6/18/2025	LE	U	I	14	100
GRANTOR: BUCKNER GEORGE P						
GRANTEE: BUCKNER GEORGE P (E						
1340/1116	7/10/2017	WD	Q	V	01	30,000
GRANTOR: KELLY LEE BROWN						
GRANTEE: GEORGE P & RENE L B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=14,9] E72 S27 W72 N27 $
.

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	0263	PRCH,USP	0	100	12	25	300.00	UT	3.00	3.00	100	2005	2005	3	100	450	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0030	BARN,MT	0	100	18	30	1.00	UT	8,100.00	8,100.00	100	2024	2023		100	8,100	

LAND DESCRIPTION

TOTAL OB/XF 15,550

LN	USE CODE	CLS	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	0200	C	MBL HM	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	0.90	11,000.00	9,900.00	49,599							

REVIEW DATE 09/05/2024 BY randall Total Acres: 5.01 Total Land Value: 49,599 Market: 0 Agricultural: 0 Common: 49,599 PRINTED 10/07/2025 BY SYS