

REGAR MILTON W/REGAR STACEY A
173 SW MARCIS TERR
LAKE CITY, FL 32024

13-4S-15-00353-003



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	32	HARDIE BRD 100								0100	01	1,918	117.6120	127.02	243,624	2017	2017		0	0	0	7.00	93.00	VALUATION BY																							
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2018										Heated Area: 1494										HX Base Yr 2018										STANDARD							
Roof Cover	12	MODULAR MT 100																												Tax Group: 3								Tax Dist:									
Interior Wall	05	DRYWALL 100																												BUILDING MARKET VALUE								226,570									
Interior Floo	14	CARPET 80																												TOTAL MARKET OB/XF VALUE								39,792									
Interior Floo	15	HARDTILE 20																												TOTAL LAND VALUE - MARKET								88,290									
Air Condition	03	CENTRAL 100																												TOTAL MARKET VALUE								284,852									
Heating Type	04	AIR DUCTED 100																												SOH/AGL Deduction								126,524									
Bedrooms		3 100																												ASSESSED VALUE								158,328									
Bathrooms		2 100																												TOTAL EXEMPTION VALUE								HX HB 50,722									
Frame	02	WOOD FRAME 100																												BASE TAXABLE VALUE								107,606									
Stories	1.	1. 100																												TOTAL JUST VALUE								354,652									
Architectual	05	CONV 100																												NCON VALUE								0									
Units		0 100																												INCOME VALUE																	
																														PREVIOUS YEAR MKT VALUE								332,541									
Quality	05	05																																													
DOR CODE	5000	IMPROVED AG																																													
MAP NUM										MKT AREA								01																													
NEIGHBORHOOD/LOC	13415.00	1.00/																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
BAS	1,494	100		1,494	176,484																																										
FSP	464	40		186	21,972																																										
FSP	594	40		238	28,115																																										
TOTALS	2,552			1,918	226,570																																										
EXTRA FEATURES										173 SW MARCIS TER, LAKE CITY										BLD DATE										LGL DATE																	
																				XF DATE										LAND DATE																	
																				INC DATE										AG DATE																	
L N	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	10	30	300.00	UT	2.00	2.00	100	2017	2017	3	100	600																																
2	0030	BARN, MT	0 0	30	30	900.00	UT	9.00	9.00	100	2017	2017	3	100	8,100																																
3	0280	POOL R/CON	0 100	13	28	362.00	UT	70.00	70.00	100	2017	2017	3	86	21,792																																
4	0282	POOL ENCL	0 100	20	45	900.00	UT	15.00	15.00	100	2017	2017	3	60	8,100																																
5	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200																																
LAND DESCRIPTION										TOTAL OB/XF										39,792																											
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	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	275.00	275.00	2,200																														
2	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	72,000																														
3	0100	C	SFR	100		A-1	0.00	0.00	1.81	AC		1.00	1.00	1.00	9,000.00	9,000.00	16,290																														
REVIEW DATE	12/03/2024	BY	KS	Total Acres: 9.81		Total Land Value: 18,490		Market: 72,000		Agricultural: 2,200		Common: 16,290		PRINTED 05/05/2025 BY SYS																																	