LOT 10 BLOCK 7 BOULEVARD PARK S/
642-517, 813-31, WD 995-1947, WD

REGAR PAMELA
1651 NW OAKLAND AVE
LAKE CITY, FL 32055

2025

20-3S-17-05506-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

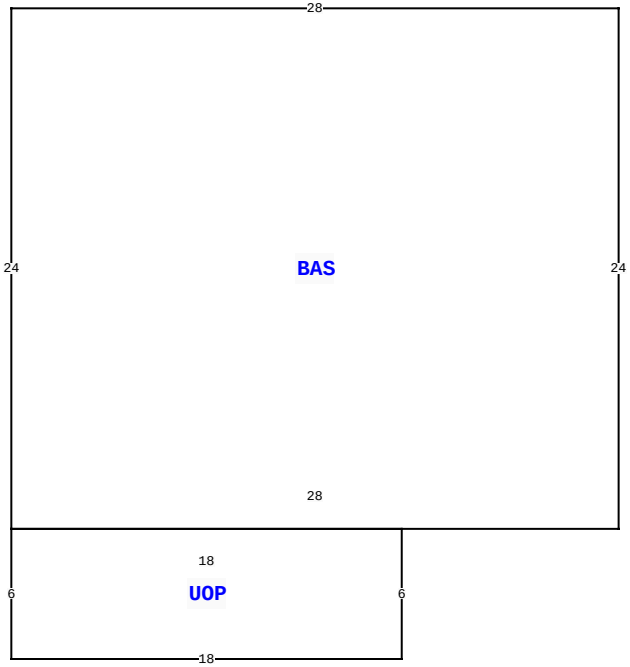
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	44,313
UOP	108	20		22	1,451
TOTALS	780			694	45,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	694	90.5823	101.45	70,406	1952	1952	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 672 HX Base Yr 2021



1651 NW OAKLAND AVE, 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		45,764
TOTAL MARKET OB/XF VALUE		50
TOTAL LAND VALUE - MARKET		2,500
TOTAL MARKET VALUE		48,314
SOH/AGL Deduction		25,588
ASSESSED VALUE		22,726
TOTAL EXEMPTION VALUE	HX HB	22,726
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		48,314
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		45,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1077/1208	3/15/2006	WD	Q	I	01	100
GRANTOR: LARRY & ELAINE GEIGER						
GRANTEE: PAMELA REGAR						
1077/1207	3/09/2006	WD	Q	I	04	100
GRANTOR: LAVOY G & GERALDINE B						
GRANTEE: LARRY &ELAINE GEIGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S24 UOP= S6 E18 N6 W18$ E28 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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 50

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	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	2,500.00	2,500.00	2,500							

REVIEW DATE 09/02/2015 BY DF Total Acres: 0.14 Total Land Value: 2,500 Market: 0 Agricultural: 0 Common: 2,500 PRINTED 08/18/2025 BY SYS