LOT 12 FAIRFIELD WOODS S/D.
ORB 459-651, 899-1469, LIFE EST

REGAN LARRY D/REGAN LORENA R
615 NW LONA LP
LAKE CITY, FL 32055

2026

29-3S-16-02391-012

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	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

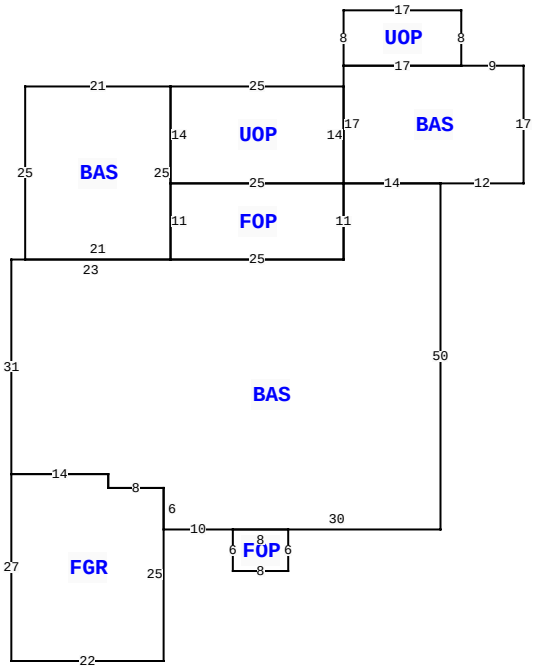
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 29316.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	442	100		442	45,784
BAS	525	100		525	54,381
BAS	2,412	100		2,412	249,841
FGR	578	55		318	32,939
FOP	48	30		14	1,451
FOP	275	30		82	8,494
UOP	136	20		27	2,797
UOP	350	20		70	7,251
TOTALS	4,766			3,890	402,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,890	123.3100	138.11	537,248	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2011 Heated Area: 3379 HX Base Yr 2011



615 NW LONA LOOP, 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		433,472
TOTAL MARKET OB/XF VALUE		52,847
TOTAL LAND VALUE - MARKET		55,600
TOTAL MARKET VALUE		541,919
SOH/AGL Deduction		138,216
ASSESSED VALUE		403,703
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		352,981
TOTAL JUST VALUE		541,919
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		550,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053963	Roof Replacement	36,000	09/02/2025
000042535	Electrical Servic	0	08/12/2021
32473	POOL ENCL	150	11/13/2014
31745	POOL	300	02/13/2014
31628	ADDN SFR	446	12/05/2013
17113	STORAGE	125	06/21/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1190/2788	3/19/2010	WD	Q	I	01	280,000
GRANTOR: GEORGE & JAN NORRIS I						
GRANTEE: LARRY D & LORENA R						
1170/2569	3/20/2009	WD	U	I	11	100
GRANTOR: GEORGE & JAN NORRIS (						
GRANTEE: GEORGE & JAN NORRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 UOP= N14 W25 S14 E25$ FOP= W25 S11 E25 N11$ S11 W25BAS= N25 W21 S25 E21$ W23 S31 FGR= S27 E22 N25 W8 N2 W14$ E14 S2 E8 S6 E10 FOP= S6 E8 N6 W8$ E30 N50$ BAS= E12 N17 W9 UOP= N8 W17 S8 E17$ W17 S17 E14$.

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	5,554.00	UT	1.50	1.50	100	2000	2000	3	100	8,331	
2	0280	POOL R/CON	0	100	15	32	505.00	UT	70.00	70.00	100	2014	2014	3	76	26,866	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
4	0282	POOL ENCL	0	100	30	60	1,800.00	UT	15.00	15.00	100	2014	2014	3	45	12,150	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	

LAND DESCRIPTION

TOTAL OB/XF 52,847

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		A-3	0.00	0.00	2.78	AC		1.00	1.00	1.00	20,000.00	20,000.00	55,600							

REVIEW DATE 09/24/2025 BY chuck Total Acres: 2.78 Total Land Value: 55,600 Market: 0 Agricultural: 0 Common: 55,600 PRINTED 10/07/2025 BY SYS

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ORB 459-651, 899-1469, LIFE EST

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LAKE CITY, FL 32055

2026

29-3S-16-02391-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

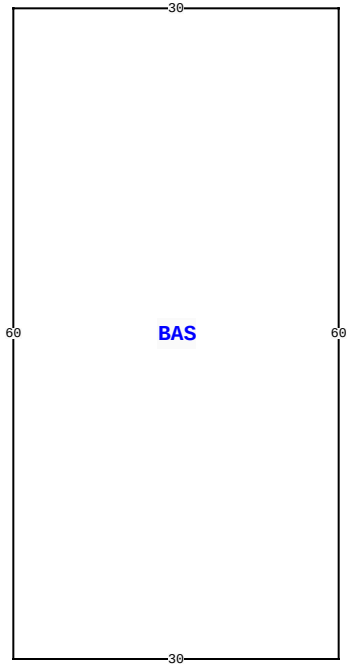
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	29316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	30,536
TOTALS	1,800			1,800	30,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	01	1,800	66.6400	25.32	45,576	2000	2000	0	0	0	33.00	67.00

2 PREF M B A 0% - 2011 Heated Area: 1800 HX Base Yr 2011



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TOTAL JUST VALUE		541,919
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		550,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17116	SFR	370	06/21/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1190/2788	3/19/2010	WD	Q	I	01	280,000
GRANTOR: GEORGE & JAN NORRIS I						
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1170/2569	3/20/2009	WD	U	I	11	100
GRANTOR: GEORGE & JAN NORRIS (						
GRANTEE: GEORGE & JAN NORRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S60 E30 N60$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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