NE1/4 OF SW1/4.

635-536, 675-685, 677-170, 699-7

**POIRRIER JAMES**
350 SW REGINALD PL
LAKE CITY, FL 32024

# 2026

**34-4S-16-03271-001**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

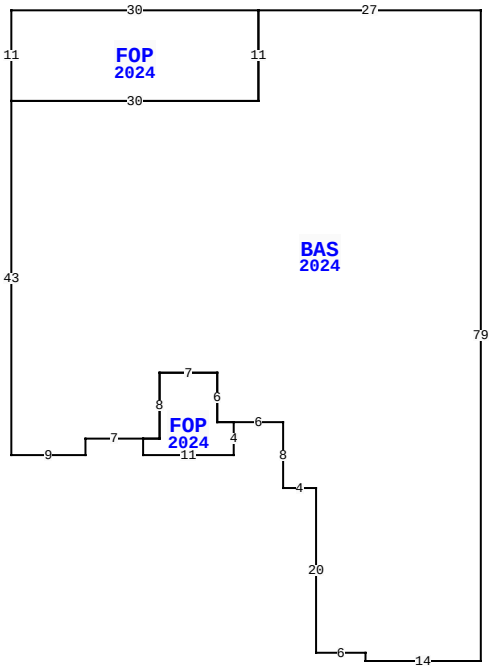
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 34416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,138 | 100 | 2024 | 3,138 | 389,387 |
| FOP | 82 | 30 | 2024 | 25 | 3,103 |
| FOP | 330 | 30 | 2024 | 99 | 12,284 |
| TOTALS | 3,550 | | | 3,262 | 404,773 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,262 | 113.0535 | 126.62 | 413,034 | 2023 | 2023 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SINGLE FAM 100% - 2024 Heated Area: 3138 HX Base Yr 2024




351 SW REGINALD PL, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/16/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 404,773 |
| TOTAL MARKET OB/XF VALUE | | 5,100 |
| TOTAL LAND VALUE - MARKET | | 215,655 |
| TOTAL MARKET VALUE | | 625,528 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 625,528 |
| TOTAL EXEMPTION VALUE | HX HB VX 13 | 625,528 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 625,528 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 629,959 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048266 | Electrical Servic | 0 | 09/25/2023 |
| 000046094 | New Residential C | 610,700 | 12/13/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1403/1035 | 1/10/2020 | WD | Q | V | 01 | 152,000 |
| GRANTOR: TAMAHAWK LAND LLC | | | | | | |
| GRANTEE: JAMES POIRRIER | | | | | | |
| 1294/2205 | 5/15/2015 | WD | Q | V | 01 | 89,300 |
| GRANTOR: JAMES WEANT, PATRICA | | | | | | |
| GRANTEE: TOMAHAWK LAND LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=120,30] S43 E9 N2 E7 E2 N8 E7 S6 E2 E6 S8 E4 S20 E6 S1 E14 N79 W27 S11 W30 $
FOP=[YR=2024;ORIG=120,19] S11 E30 N11 W30 $
FOP=[YR=2024;ORIG=136,71] S2 E11 N4 W2 N6 W7 S8 W2 $
.

## 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 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2024 | 2023 | | 85 | 5,100 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,100

| 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 | 39.21 | AC | | 1.00 | 1.00 | 1.00 | 5,500.00 | 5,500.00 | 215,655 | | | | | | | |

REVIEW DATE 12/07/2023 BY TW Total Acres: 39.21 Total Land Value: 215,655 Market: 0 Agricultural: 0 Common: 215,655 PRINTED 11/18/2025 BY SYS