COMM SW COR, N 1522.8 FT TO N R/
E 264.70 FT FOR POB, N 368.33 FT
368.33 FT, W 300 FT TO POB. (AKA

FOSTER ANNA B
157 SW REGINALD PL
LAKE CITY, FL 32024

2026

34-4S-16-03274-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

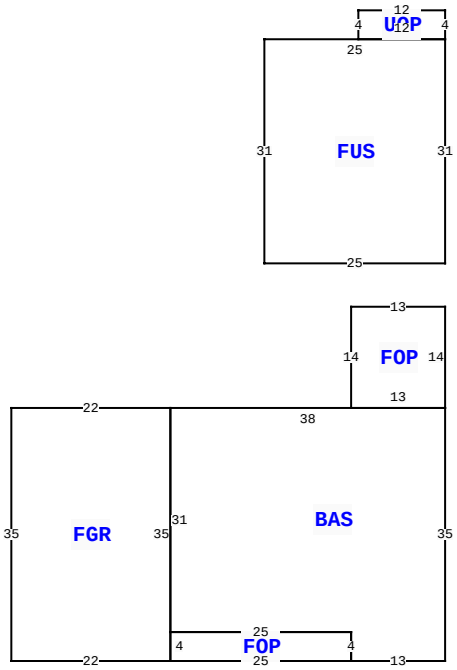
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	34416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,230	100		1,230	104,790
FGR	770	55		424	36,123
FOP	100	30		30	2,556
FOP	182	30		55	4,686
FUS	775	100		775	66,026
UOP	48	20		10	852
TOTALS	3,105			2,524	215,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,524	117.0288	131.07	330,821	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2005 HX Base Yr



157 SW REGINALD PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		215,034
TOTAL MARKET OB/XF VALUE		4,426
TOTAL LAND VALUE - MARKET		44,800
TOTAL MARKET VALUE		264,260
SOH/AGL Deduction		118,412
ASSESSED VALUE		145,848
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		90,126
TOTAL JUST VALUE		264,260
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7431	REMODEL	21,000	08/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1489/2452	4/06/2023	LE	U	I	14	100

GRANTOR: FOSTER ANNA B (ENH LI

GRANTEE: FOSTER WILLIAM AND

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N14 W13 S14 E13$ BAS= W38 FGR= W22 S35 E22 N35$ S31FOP= S4 E25 N4 W25$ E25 S4 E13 N35$ PTR= N20 FUS= N31 UOP= N4 W12 S4 E12$ W25 S31 E25$ S20$.

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	30	40	1,200.00	UT	0.98	0.98	100	0	0	3	100	1,176	
2	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	1993	1993	3	100	2,750	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 4,426

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	2.00	LT		1.00	1.00	0.80	28,000.00	22,400.00	44,800							

REVIEW DATE 07/24/2019 BY BC Total Acres: 2.53 Total Land Value: 44,800 Market: 0 Agricultural: 0 Common: 44,800 PRINTED 10/09/2025 BY SYS