

COMM SW COR, RUN N 1093.87 FT,
E 1110 FT FOR POB, RUN N
368.34 FT, E 156.71 FT, S

KELLEY ROBERT M/KELLEY JOHNNIE
314 SW REGINALD PL
LAKE CITY, FL 32024

2026

34-4S-16-03274-019



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		01
NEIGHBORHOOD/LOC	34416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100		910	19,634
FSP	336	40		134	2,891

TOTALS	1,246			1,044	22,525
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0030	BARN, MT	0	0	30	30	900.00	UT	4.30
2	0296	SHED METAL	0	0	9	10	90.00	UT	5.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0102	C	SFR/MH	0		00	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,044	89.9000	53.94	56,313	1986	1986	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 2025 Heated Area: 910 HX Base Yr													
21 16 FSP 16 21 37 28 BAS 14 65													
314 SW REGINALD PL, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/08/2025 MLU													

TOTAL OB/XF													
11,005													

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3				
VALUATION SUMMARY											
VALUATION BY				STANDARD							
Tax Group: 3		Tax Dist:									
BUILDING MARKET VALUE				22,525							
TOTAL MARKET OB/XF VALUE				11,005							
TOTAL LAND VALUE - MARKET				28,000							
TOTAL MARKET VALUE				61,530							
SOH/AGL Deduction				0							
ASSESSED VALUE				61,530							
TOTAL EXEMPTION VALUE				0							
BASE TAXABLE VALUE				61,530							
TOTAL JUST VALUE				61,530							
NCON VALUE				0							
INCOME VALUE											
PREVIOUS YEAR MKT VALUE				61,530							
XFOB:1:1: ON DEED 1986 SCOTT MH ID#SHS1WGA04869696											
PERMIT NUM		DESCRIPTION		AMT		ISSUED					
8858		PUMP/UTPOL		30		09/20/1994					
SALES DATA											
OFF RECORD Number		DATE		TYPE INST		Q U / V I / RSN CD		SALE PRICE			
0740/0272		11/21/1990		WD		Q I		24,000			
GRANTOR: ROBERT OLIN											
GRANTEE: ROBERT KELLEY											
0736/0477		11/21/1990		WD		U V		35		3,300	
GRANTOR: J L DICKS											
GRANTEE: ROBERT F OLIN											