COMM SW COR, N 1093.87 FT, E 390
368.34 FT TO S R/W OF REGINALD L
R/W 180 FT, S 368.34 FT, W 180 F

HUNTER GERTRUDE JOYCE/TOMLINSON BALIEGH
190 SW REGINALD PL
LAKE CITY, FL 32024

2026

34-4S-16-03274-022

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

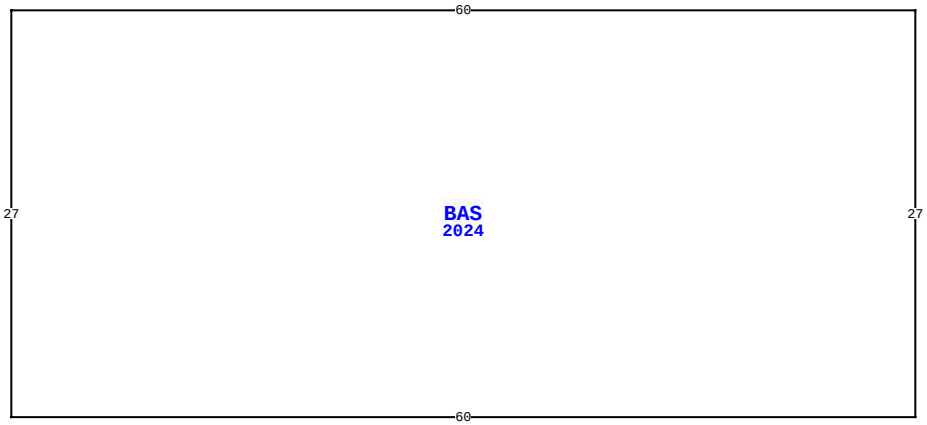
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,620	100	2024	1,620	185,331
TOTALS	1,620			1,620	185,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,620	114.5000	117.94	191,063	2023	2023	0	0	0	3.00	97.00

1 MANUF 3 100% - 2025 Heated Area: 1620 HX Base Yr 2025



190 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		185,331
TOTAL MARKET OB/XF VALUE		8,400
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		221,731
SOH/AGL Deduction		114,672
ASSESSED VALUE		107,059
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		51,337
TOTAL JUST VALUE		221,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044892	Mobile Home		07/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1460/800	2/24/2022	WD	Q	I	01	31,000
GRANTOR: RESULTS REALTY OF NOR						
GRANTEE: HUNTER GERTRUDE JOY						
1184/2240	11/18/2009	WD	U	V	11	100
GRANTOR: LEON H ELLIS SR (REVO						
GRANTEE: RESULTS REALTY OF N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=17,14] E60 S27 W60 N27 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600	

LAND DESCRIPTION

TOTAL OB/XF 8,400

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	0200	C	MBL HM	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 03/08/2023 BY JB Total Acres: 1.52 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 10/10/2025 BY SYS