

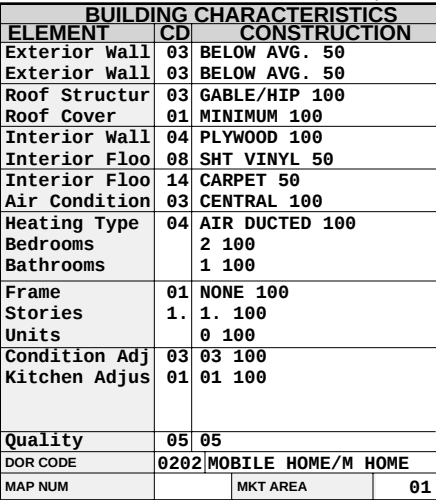
JOHNSON BEATRICE/JOHNSON TERRY
142 SW REGINALD PL
LAKE CITY, FL 32024

34-4S-16-03274-023

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 100								0800	02	2,226	114.0000	68.40	152,258	1992	1992		0	0	0	60.00	40.00																
Exterior Wall	00	N/A 0								1 MOBILE HME 100% - 2025										Heated Area: 1536										HX Base Yr 2025									
Roof Structur	03	GABLE/HIP 100								14 4 64 24 64 4 24 4 66 UEP 2025 66 14																													
Roof Cover	12	MODULAR MT 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	08	SHT VINYL 100																																					
Interior Floo	00	N/A 0																																					
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		0202	MOBILE HOME/M 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	1,536	100	2025	1,536	42,025																																		
UEP	924	70	2025	647	17,702																																		
UST	96	45	2025	43	1,176																																		
TOTALS		2,556			2,226	60,903																																	
EXTRA FEATURES										142 SW REGINALD PL, LAKE CITY																													
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																							
1	0021	BARN, FR AE	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000																								
2	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100																								
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																								
4	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1992	1992	3	100	1,200																								
5	9947	Septic	0 100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																								
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The diagram shows a 2D grid layout. At the top, there are three small squares arranged horizontally. Below them is a single large square. The dimensions for each square are as follows:

- Top Left Square:** Labeled **BAS 2025**. Width: 12, Height: 8.
- Top Middle Square:** Labeled **UST 2025**. Width: 8, Height: 8.
- Top Right Square:** Labeled **UOP 2025**. Width: 10, Height: 7.
- Bottom Square:** Labeled **BAS 2025**. Width: 60, Height: 12.

The overall dimensions of the grid are 80 (width) and 20 (height).

142 SW REGINALD PL, LAKE CITY

[illegible]

REVIEW DATE	02/16/2024	BY	TP	Total Acres: 1.52	Total Land Value: 28,000	Market: 0	Agricultural: 0	Common: 28,000	PRINTED 10/10/2025 BY SYS
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SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1507/1297	2/02/2024	WD	U	I	30	30,000
GRANTOR: LORTON JAMES LAWRENCE						
GRANTEE: JOHNSON BEATRICE						
1351/0244	1/04/2018	QC	U	I	11	100
GRANTOR: CORNELIUS Q LORTON						
GRANTEE: JAMES L LORTON & JA						

U	BUILDING NOTES									
	BUILDING DIMENSIONS									
	BAS=[YR=2025;ORIG=12,7] E60 S12 W60 N12 \$									
	BAS=[YR=2025;ORIG=9,-1] E12 S8 W12 N8 \$									
	UOP=[YR=2025;ORIG=29,0] E10 S7 W10 N7 \$									
	UST=[YR=2025;ORIG=21,-1] E8 S8 W8 N8 \$									
	.									