COMM SW COR OF SW1/4 OF NE1/4,
SW 25.34 FT, E 153.76 FT FOR
POB, CONT E 304 FT, NW 573.38

LOWERY CHRISTOPHER R/LOWERY MARANDA L
340 SE REGAL CT
LAKE CITY, FL 32025

2026

36-4S-17-09043-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

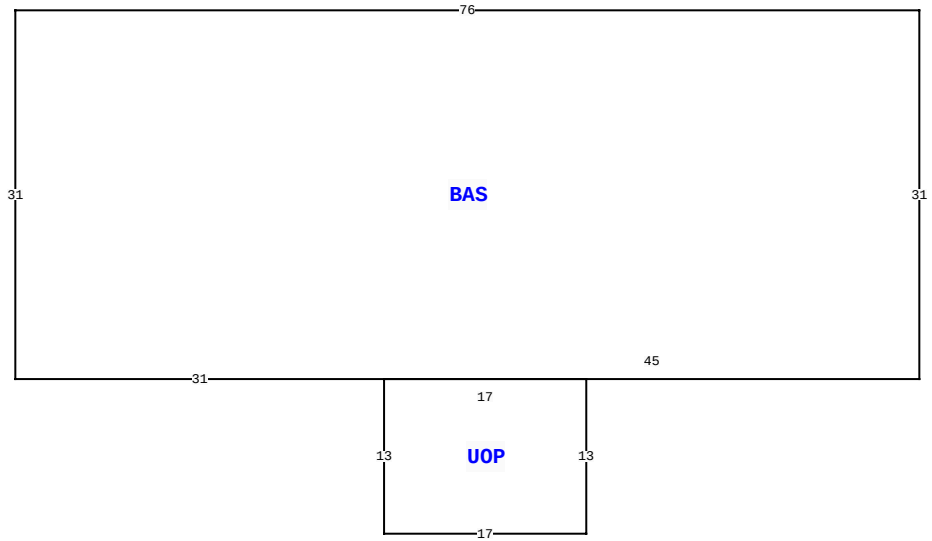
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	143,613
UOP	221	25		55	3,353
TOTALS	2,577			2,411	146,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,411	117.9000	110.83	267,211	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2016 Heated Area: 2356 HX Base Yr 2016



340 SE REGAL CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		146,966
TOTAL MARKET OB/XF VALUE		12,784
TOTAL LAND VALUE - MARKET		34,000
TOTAL MARKET VALUE		169,385
SOH/AGL Deduction		93,865
ASSESSED VALUE		75,520
TOTAL EXEMPTION VALUE	HX HB	46,233
BASE TAXABLE VALUE		29,287
TOTAL JUST VALUE		193,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1285/0207	11/19/2014	WD	U	I	11	100

GRANTOR: REGAL J & SHIRLENE G

GRANTEE: CHRISTOPHER R & MAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E31 UOP= S13 E17 N13 W17$ E45 N31$.

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	0294	SHED WOOD/	0	100	12	24	288.00	UT	10.00	10.00	75	2014	2014	3	75	2,160	
2	0252	LEAN-TO W/	0	100	12	24	288.00	UT	1.50	1.50	75	2014	2014	3	75	324	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
4	0080	DECKING	0	100	12	40	480.00	UT	5.00	5.00	75	2014	2014	3	75	1,800	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 12,784

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.85	10,000.00	8,500.00	8,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	0.85	445.00	378.25	1,135							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	0.85	10,000.00	8,500.00	25,500							

REVIEW DATE 07/18/2017 BY DF Total Acres: 4.00 Total Land Value: 9,635 Market: 25,500 Agricultural: 1,135 Common: 8,500 PRINTED 09/29/2025 BY SYS