BEG NE COR OF NW1/4 OF SW1/4, E
FT, W 679.08 FT, N 321.36 FT, E
POB.

TRAHAN DAVID C/TRAHAN SHELLY
277 SW REIGEL CT
LAKE CITY, FL 32024-0524

2027

01-4S-15-00312-011

BUILDING CHARACTERISTICS

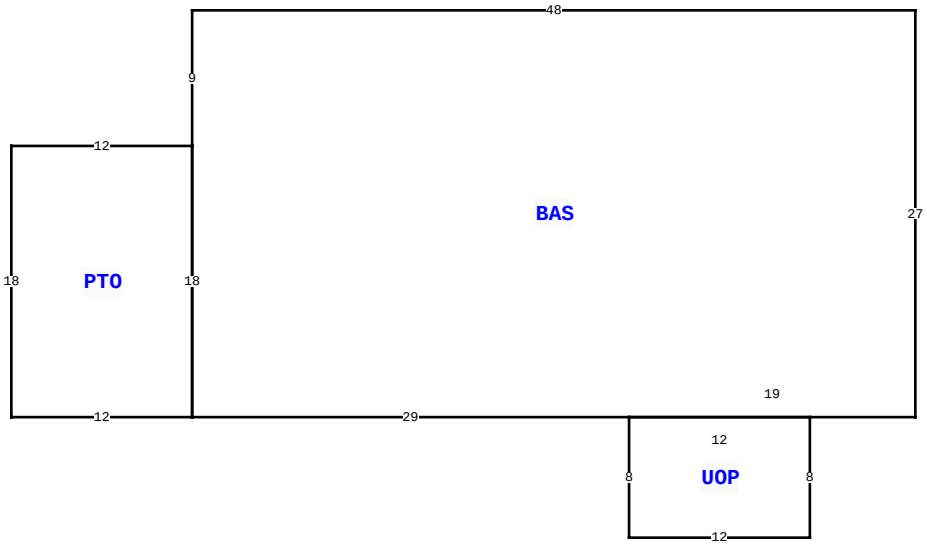
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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		MKT AREA 01
NEIGHBORHOOD/LOC	1415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	36,050
PTO	216	5		11	306
UOP	96	25		24	668
TOTALS	1,608			1,331	37,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,331	115.9000	69.54	92,558	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1296 HX Base Yr



279 SW REIGEL CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0166	CONC,PAVMT	0	100	8	75	600.00	UT	1.50	1.50	100	1993	1993	3	100	900	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	37,023
TOTAL MARKET OB/XF VALUE	13,600
TOTAL LAND VALUE - MARKET	60,240
TOTAL MARKET VALUE	110,863
SOH/AGL Deduction	49,311
ASSESSED VALUE	61,552
TOTAL EXEMPTION VALUE	HX HB 34,539
BASE TAXABLE VALUE	27,013
TOTAL JUST VALUE	110,863
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,863

XFOB:1:1: 1994 CLAY MH

SALE:1:1: 5.02 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39836	M H	0	05/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/1444	8/20/2026	LE	U	I	14	100
GRANTOR: TRAHAN DAVID C						
GRANTEE: TRAHAN DAVID C (ENH						
1198/0937	9/17/2009	WD	U	V	11	100
GRANTOR: JANICE FLATT						
GRANTEE: DAVID C & SHELLY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S9 PTO= W12 S18 E12N18$ S18 E29 UOP= S8 E12 N8 W12$ E19 N27$.

LAND DESCRIPTION

TOTAL OB/XF 13,600

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	5.02	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,240							

REVIEW DATE 08/11/2023 BY JB Total Acres: 5.02 Total Land Value: 60,240 Market: 0 Agricultural: 0 Common: 60,240 PRINTED 11/17/2026 BY SYS