

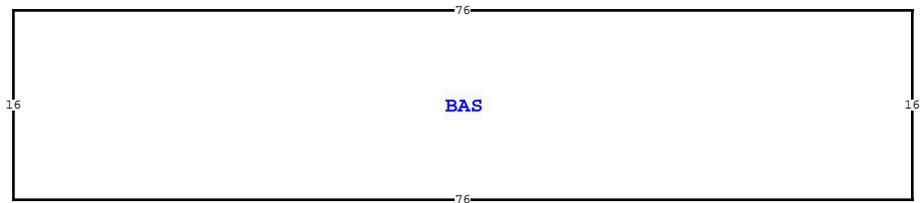
LOT 6 BLOCK B SUWANNEE VALLEY
ESTATES S/D. ORB 389-716, 817-
27, 868-873, WD 1012-852,

REGAR PATRICIA
282 NW AUSTIN WAY
LAKE CITY, FL 32055

2026

22-2S-16-01717-006


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,216	113.9000	109.34	132,957	1996	1996	0	0	45.00	55.00		
1 MANUF 1 100% - 2005 Heated Area: 1216 HX Base Yr 2005													
													

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	73,126			
TOTAL MARKET OB/XF VALUE	4,650			
TOTAL LAND VALUE - MARKET	12,000			
TOTAL MARKET VALUE	89,776			
SOH/AGL Deduction	52,740			
ASSESSED VALUE	37,036			
TOTAL EXEMPTION VALUE	25,000		HX HB	
BASE TAXABLE VALUE	12,036			
TOTAL JUST VALUE	89,776			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	86,758			

Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 03				
NEIGHBORHOOD/LOC	22216.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	73,126
TOTALS	1,216			1,216	73,126

SALE: 3:2: AS VACANT PROPERTY			
XFOB: 1:1: CONCORD MH (PICKED UP IN FIELD)			
SALE: 1:1: LOT 6 BLK B			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1389/0456	7/17/2019	LE U		I	14	100
GRANTOR: PATRICIA REGAR						
GRANTEE: PATRICIA REGAR (LIF						
1012/0852	3/15/2004	WD Q		I	01	28,500
GRANTOR: RONNIE CORBETT						
GRANTEE: ROBERT W & PATRICIA						

282 NW AUSTIN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES																
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	0080	DECKING	0	100	0	0		1.00	0.00	100	2008	2008	3	100	200	
2	0294	SHED WOOD/	0	100	0	0		1.00	0.00	100	2008	2008	3	100	1,200	
3	9947	Septic	0	100	0	0		1.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	100	0	0		1.00	0.00	100	2008	2008	3	100	50	
5	0252	LEAN-TO W/	0	100	0	0		1.00	0.00	100	2008	2008	3	100	100	
6	0080	DECKING	0	100	0	0		1.00	0.00	100	2013	2013	3	100	100	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S16 E76 N16\$.	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-1110.00	124.00		1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							