

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		CONSTRUCTION	
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
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
BAS	1,216	100	
TOTALS	1,216		71,608

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	MANUF	1	100%	- 2005	Heated Area: 1216		HX Base Yr 2005																
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 76 76 15 16 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS</div> </div>																							
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/07/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	05/07/2026	INC DATE		AG DATE	MLU
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				71,608		
TOTAL MARKET OB/XF VALUE				4,650		
TOTAL LAND VALUE - MARKET				12,000		
TOTAL MARKET VALUE				88,258		
SOH/AGL Deduction				51,222		
ASSESSED VALUE				37,036		
TOTAL EXEMPTION VALUE				25,000		
BASE TAXABLE VALUE				12,036		
TOTAL JUST VALUE				88,258		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				86,758		
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	I	14	100
GRANTOR: PATRICIA REGAR						
GRANTEE: PATRICIA REGAR (LIF						
1012/0852	3/15/2004	WD Q	I	I	01	28,500
GRANTOR: RONNIE CORBETT						
GRANTEE: ROBERT W & PATRICIA						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W76 S16 E76 N16\$.						

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

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							

REVIEW DATE																								
04/13/2023 BY kellen Total Acres: 0.31 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 06/23/2026 BY SYS																								