NE1/4 OF SW1/4.

635-536, 675-685, 677-170, 699-7

POIRRIER JAMES
350 SW REGINALD PL
LAKE CITY, FL 32024

2027

34-4S-16-03271-001

BUILDING CHARACTERISTICS

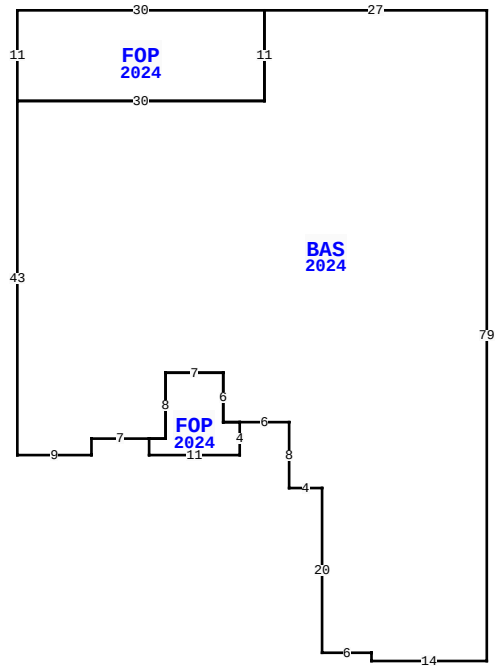
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	34416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,138	100	2024	3,138	382,437
FOP	82	30	2024	25	3,047
FOP	330	30	2024	99	12,066
TOTALS	3,550			3,262	397,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,262	113.0535	124.36	405,662	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 3138 HX Base Yr 2024



351 SW REGINALD PL, LAKE CITY

BLD DATE		LGL DATE	05/04/2026 MLU
XF DATE		LAND DATE	
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	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		397,549
TOTAL MARKET OB/XF VALUE		5,100
TOTAL LAND VALUE - MARKET		235,260
TOTAL MARKET VALUE		637,909
SOH/AGL Deduction		0
ASSESSED VALUE		637,909
TOTAL EXEMPTION VALUE	HX HB VX 13	637,909
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		637,909
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		645,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048266	Electrical Servic	0	09/25/2023
000046094	New Residential C	610,700	12/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1403/1035	1/10/2020	WD	Q	V	01	152,000
GRANTOR: TAMAHAWK LAND LLC						
GRANTEE: JAMES POIRRIER						
1294/2205	5/15/2015	WD	Q	V	01	89,300
GRANTOR: JAMES WEANT, PATRICA						
GRANTEE: TOMAHAWK LAND LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=120,30] S43 E9 N2 E7 E2 N8 E7 S6 E2 E6 S8 E4 S20 E6 S1 E14 N79 W27 S11 W30 $
FOP=[YR=2024;ORIG=120,19] S11 E30 N11 W30 $
FOP=[YR=2024;ORIG=136,71] S2 E11 N4 W2 N6 W7 S8 W2 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,100

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	0100	C	SFR	100		00	0.00	0.00	39.21	AC		1.00	1.00	1.00	6,000.00	6,000.00	235,260							

REVIEW DATE 03/04/2026 BY robin Total Acres: 39.21 Total Land Value: 235,260 Market: 0 Agricultural: 0 Common: 235,260 PRINTED 11/17/2026 BY SYS