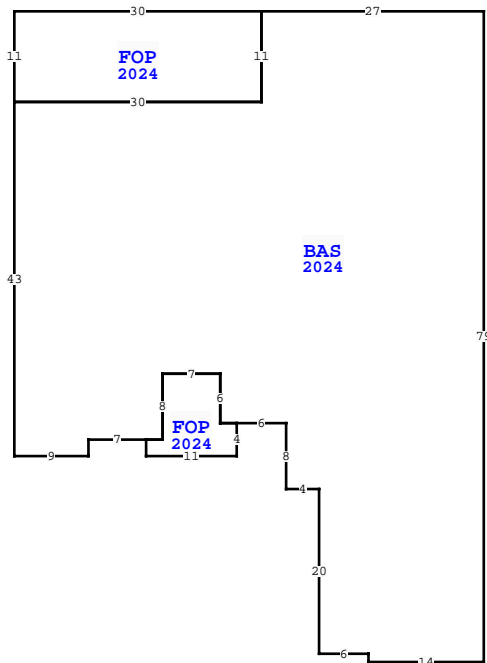




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED 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
BAS	3,138	100	2024
FOP	82	30	2024
FOP	330	30	2024
TOTALS	3,550		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2024									
Heated Area: 3138						HX Base Yr 2024					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			404,773	
TOTAL MARKET OB/XF VALUE			5,100	
TOTAL LAND VALUE - MARKET			235,260	
TOTAL MARKET VALUE			645,133	
SOH/AGL Deduction			1,989	
ASSESSED VALUE			643,144	
TOTAL EXEMPTION VALUE	HX HB VX 13		643,144	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			645,133	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			629,959	

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	Q	V	01	152,000
GRANTOR: TAMAHAWK LAND LLC						
GRANTEE: JAMES POIRRIER						
1294/2205	5/15/2015	WD Q	Q	V	01	89,300
GRANTOR: JAMES WEANT, PATRICA						
GRANTEE: TOMAHAWK LAND LLC						

EXTRA FEATURES		351 SW REGINALD PL, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0104	GENERATOR	0 100

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/04/2026	MLU	

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 \$											
POP=[YR=2024;ORIG=136,71] S2 E11 N4 W2 N6 W7 S8 W2 \$											

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	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							