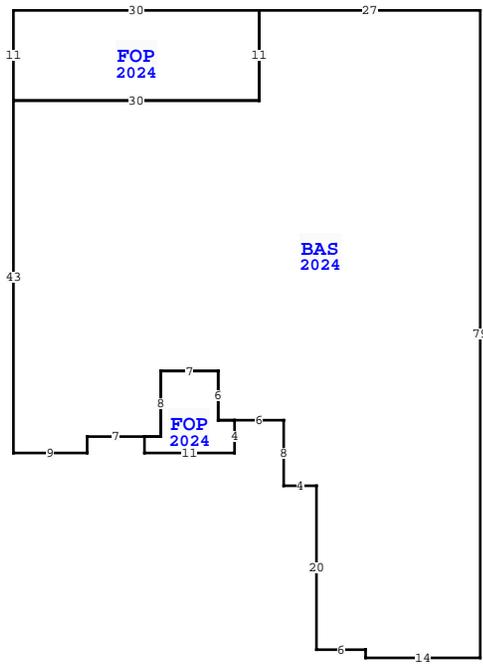




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	17	MSNRY STUC	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,138	100	2024	3,138	396,337
FOP	82	30	2024	25	3,158
FOP	330	30	2024	99	12,504
TOTALS	3,550			3,262	411,999

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		128.88	420,407	2023	2023	0	0	2.00	98.00
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			411,999
TOTAL MARKET OB/XF VALUE			5,100
TOTAL LAND VALUE - MARKET			235,260
TOTAL MARKET VALUE			652,359
SOH/AGL Deduction			9,215
ASSESSED VALUE			643,144
TOTAL EXEMPTION VALUE	HX HB VX 13		643,144
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			652,359
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	ADJ UNIT PRICE
1	0104	GENERATOR	6,000.00

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

BUILDING NOTES											
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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												
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							