COMM 1522.80 FT N OF SW COR OF S
184.16 FT, E 264.70 FT, S 184.16
TO POB, EX 30 FT OFF THE W SIDE

COTHRAN MAMIE L
121 SW REGINALD PL
LAKE CITY, FL 32024

2027

34-4S-16-03274-011

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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 01

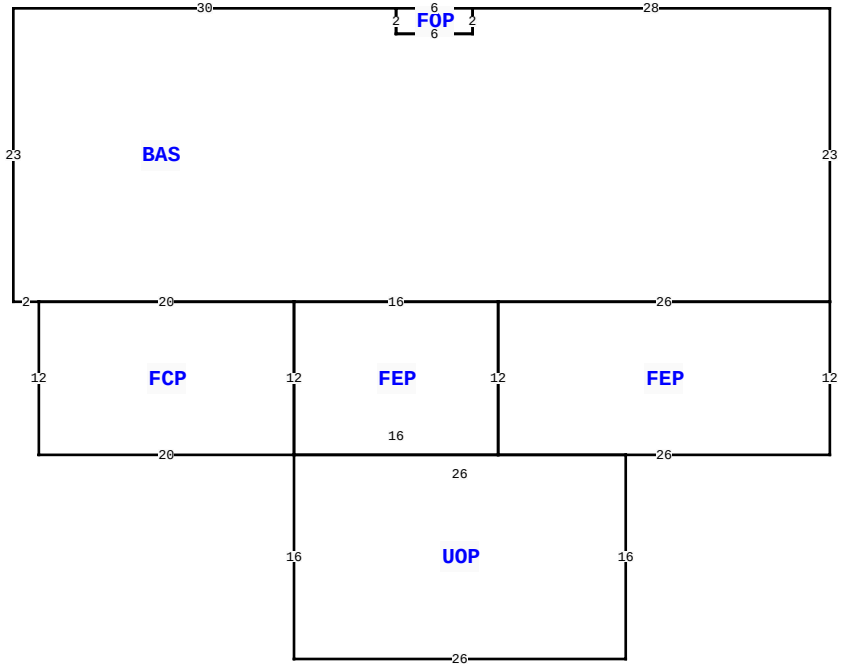
NEIGHBORHOOD/LOC 34416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,460	100		1,460	39,595
FCP	240	25		60	1,627
FEP	192	85		163	4,420
FEP	312	85		265	7,187
FOP	12	35		4	108
UOP	416	25		104	2,820
TOTALS	2,632			2,056	55,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,056	113.0000	67.80	139,397	1976	1985	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2010 Heated Area: 1460 HX Base Yr 2010



121 SW REGINALD PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	55,759
TOTAL MARKET OB/XF VALUE	9,143
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	94,902
SOH/AGL Deduction	49,126
ASSESSED VALUE	45,776
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	20,776
TOTAL JUST VALUE	94,902
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	94,902

SALE:2:1: UNQUALIFIED EVEN FOR LAND ALONE

XFOB:1:1: SEABREEZE ID#6812SN3817SBA & BB

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/2135	10/09/2026	WD	Q	I	01	130,000
GRANTOR: PEVELER ANTHONY LYNN						
GRANTEE: COTHRAN MAMIE L						
1579/773	10/06/2026	PB	U	I	18	0
GRANTOR: PEVELER ANTHONY LYNN						
GRANTEE: PEVELER ANTHONY LYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N23 W28 FOP= W6 S2 E6 N2$ S2 W6 N2 W30 S23 E2 FCP= S12 E20 N12 W20$ E20 FEP= S12 UOP= S16 E26 N16 W26$ E16 N12 W16$ E16 FEP= S12 E26 N12 W26$ E26$.

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	0296	SHED METAL	0	100	6	10	60.00	UT	2.00	2.00	100	0	0	3	100	120	
2	0120	CLFENCE 4	0	100	0	0	350.00	UT	4.50	4.50	50	1993	1993	3	50	788	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	294.00	UT	2.00	2.00	40	1993	1993	3	40	235	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 9,143

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	0200	C	MBL HM	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 07/24/2019 BY BC Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS