

COMM SW COR, N 1093.87 FT, E 390
368.34 FT TO S R/W OF REGINALD L
R/W 180 FT, S 368.34 FT, W 180 F

HUNTER GERTRUDE JOYCE/TOMLINSON BALIEGH
190 SW REGINALD PL
LAKE CITY, FL 32024

2026

34-4S-16-03274-022



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Exterior Wall	00	N/A		0	
Roof Structure	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	13	LAM/VNLPLK		50	
Interior Floor	14	CARPET		50	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR DUCTED		100	
Bedrooms		3		100	
Bathrooms		2		100	
Frame	01	NONE		100	
Stories	1.	1.		100	
Units		0		100	
Condition Adj	03			100	
Kitchen Adjus	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	1,620	100	2024	1,620	188,913
TOTALS	1,620			1,620	188,913

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF	3	100% - 2025		194,756	2023	2023	0	0	3.00	97.00													
				Heated Area: 1620			HX Base Yr 2025																	
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> BAS 2024 </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/08/2025</td> <td>MLU</td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/08/2025	MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
			04/08/2025	MLU																				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			188,913
TOTAL MARKET OB/XF VALUE			8,400
TOTAL LAND VALUE - MARKET			28,000
TOTAL MARKET VALUE			225,313
SOH/AGL Deduction			118,566
ASSESSED VALUE			106,747
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			50,336
TOTAL JUST VALUE			225,313
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			223,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044892	Mobile Home		07/06/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/800	2/24/2022	WD	Q	I	01	31,000
GRANTOR: RESULTS REALTY OF NOR						
GRANTEE: HUNTER GERTRUDE JOY						
1184/2240	11/18/2009	WD	U	V	11	100
GRANTOR: LEON H ELLIS SR (REVO)						
GRANTEE: RESULTS REALTY OF N						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=17,14] E60 S27 W60 N27 \$	

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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	100	0	0		1.00	UT 300.00	100	2024	2023		100	300	
3	0070	CARPORT UF	0	100	0	0		1.00	UT 500.00	100	2024	2023		100	500	
4	0261	PRCH, UOP	0	100	0	0		1.00	UT 600.00	100	2024	2023		100	600	
TOTALS													8,400			

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							