

COMM SW COR, N 1093.87 FT, E 210
368.34 FT TO S R/W REGINALD LANE
368.34 FT, W 180 FT TO POB. (AKA

JOHNSON BEATRICE/JOHNSON TERRY
142 SW REGINALD PL
LAKE CITY, FL 32024

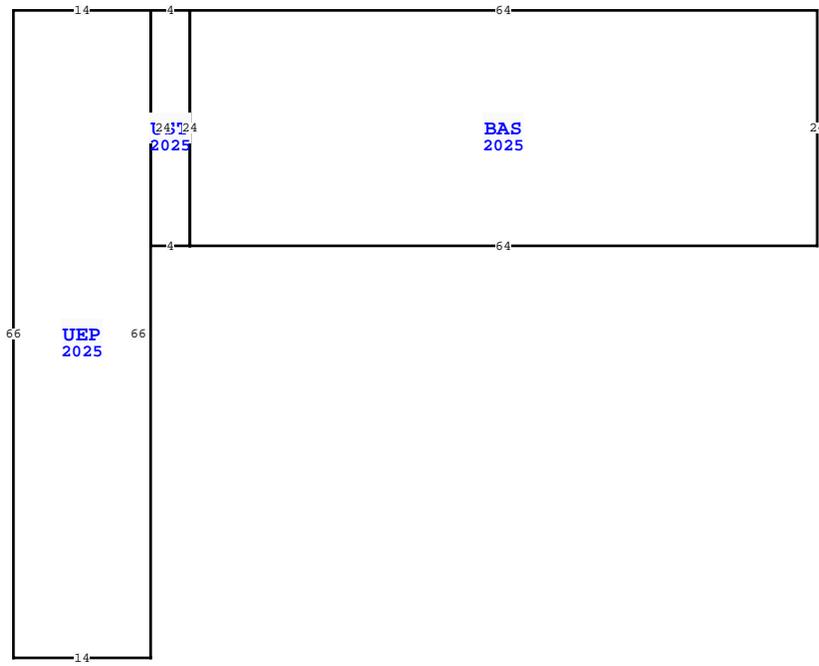
2026

34-4S-16-03274-023



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
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	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	34416.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,536	100	2025
UEP	924	70	2025
UST	96	45	2025
TOTALS	2,556		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	MOBILE HME	100%	- 2025		Heated Area: 1536						HX Base Yr 2025	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			37,813
TOTAL MARKET OB/XF VALUE			12,300
TOTAL LAND VALUE - MARKET			28,000
TOTAL MARKET VALUE			78,113
SOH/AGL Deduction			2,404
ASSESSED VALUE			75,709
TOTAL EXEMPTION VALUE	HX HB		44,870
BASE TAXABLE VALUE			30,839
TOTAL JUST VALUE			78,113
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			119,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10463	M H	125	11/16/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1507/1297	2/02/2024	WD U		I	30	30,000
GRANTOR: LORTON JAMES LAWRENCE						
GRANTEE: JOHNSON BEATRICE						
1351/0244	1/04/2018	QC U		I	11	100
GRANTOR: CORNELIUS Q LORTON						
GRANTEE: JAMES L LORTON & JA						

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	0021	BARN,FR AE	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0120	CLFENCE	4	0	100	0	UT	0.00	0.00	100	1993	1993	3	100	100	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1992	1992	3	100	1,200	
5	9947	Septic	0	100	0	0	UT	3,000.00	3,000.00	100			3	100	3,000	

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							

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/08/2025 MLU											

BUILDING DIMENSIONS											
BAS=[YR=2025;ORIG=310,13] E64 S24 W64 N24 \$											
UEP=[YR=2025;ORIG=292,13] E14 S66 W14 N66 \$											
UST=[YR=2025;ORIG=306,13] E4 S24 W4 N24 \$											

