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

2027

34-4S-16-03274-023

BUILDING CHARACTERISTICS

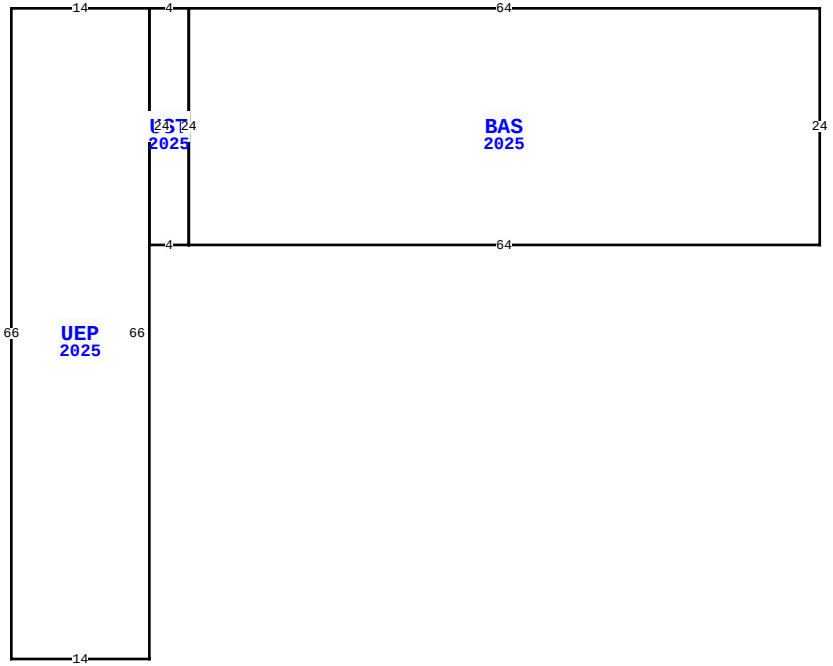
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100	2025	1,536	21,012
UEP	924	70	2025	647	8,851
UST	96	45	2025	43	588
TOTALS	2,556			2,226	30,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	2,226	114.0000	68.40	152,258	1992	1992	0	0	25	60.00	20.00

1 MOBILE HME 100% - 2025 Heated Area: 1536 HX Base Yr 2025



142 SW REGINALD PL, LAKE CITY

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

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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1992	1992	3	100	1,200	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		36,013
TOTAL MARKET OB/XF VALUE		12,300
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		76,313
SOH/AGL Deduction		0
ASSESSED VALUE		76,313
TOTAL EXEMPTION VALUE	HX HB	45,752
BASE TAXABLE VALUE		30,561
TOTAL JUST VALUE		76,313
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,313

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						

BUILDING NOTES

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,300

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	28,000.00	28,000.00	28,000							

REVIEW DATE 01/26/2026 BY kellen Total Acres: 1.52 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS

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

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BUILDING CHARACTERISTICS

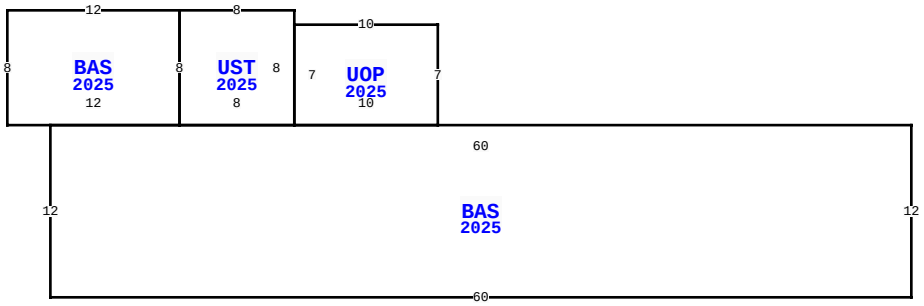
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 50
Exterior Wall	03	BELOW AVG. 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100	2025	96	619
BAS	720	100	2025	720	4,640
UOP	70	25	2025	18	116
UST	64	45	2025	29	187
TOTALS	950			863	5,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	863	53.7000	32.22	27,806	1973	1973	0	0	25	60.00	20.00

2 MOBILE HME 0% - 2025 Heated Area: 816 HX Base Yr 2025



142 SW REGINALD PL, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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1351/0244	1/04/2018	QC	U	I	11	100
GRANTOR: CORNELIUS Q LORTON						
GRANTEE: JAMES L LORTON & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=12,7] E60 S12 W60 N12 $
BAS=[YR=2025;ORIG=9,-1] E12 S8 W12 N8 $
UOP=[YR=2025;ORIG=29,0] E10 S7 W10 N7 $
UST=[YR=2025;ORIG=21,-1] E8 S8 W8 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/26/2026 BY kellen Total Acres: 1.52 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS