COMM SW COR, N 725.53 FT TO N R/ 750 FT FOR POB, N 368.34 FT, E 3 FT, W 360 FT TO POB. (AKA LOTS 2

FOSTER JAMES SCOTT
157 SW REGINALD PL
LAKE CITY, FL 32024

2027

34-4S-16-03274-029

BUILDING CHARACTERISTICS

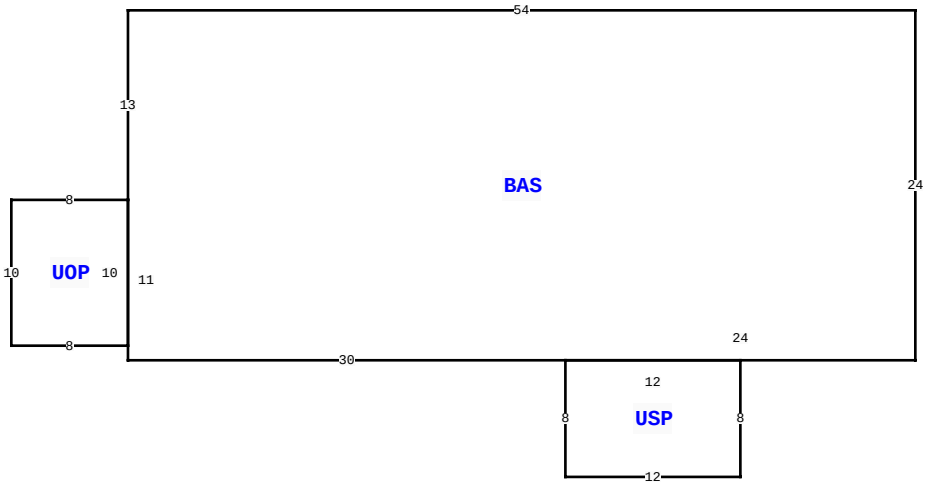
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,296	100		1,296	36,018
UOP	80	25		20	556
USP	96	35		34	945
TOTALS	1,472			1,350	37,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,350	115.8000	69.48	93,798	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1296 HX Base Yr



281 SW KESSLER GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	20	20	400.00	UT	3.00	3.00	70	0	0	3	70	840	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	37,519
TOTAL MARKET OB/XF VALUE	10,440
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	87,959
SOH/AGL Deduction	0
ASSESSED VALUE	87,959
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,959
TOTAL JUST VALUE	87,959
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,959

SALE:2:1: REPO

SALE:1:1: LOTS 29 & 30 OAK FOREST UNREC S/D

XFOB:1:1: 1993 GENERAL MH

LAND:1:1: 3.04 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/1645	4/17/2024	QC	U	I	11	100
GRANTOR: FOSTER ANNA LOU						
GRANTEE: FOSTER JAMES SCOTT						
1489/2456	4/06/2023	LE	U	I	14	2,000
GRANTOR: FOSTER ANNA LOU (ENH						
GRANTEE: FOSTER WILLIAM AND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S13 UOP= W8 S10 E8 N10$ S11 E30 USP= S8 E12 N8 W12$ E24 N24$.

LAND DESCRIPTION

TOTAL OB/XF 10,440

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	0102	C	SFR/MH	0		00	0.00	0.00	2.00	LT		1.00	1.00	0.80	25,000.00	20,000.00	40,000							

REVIEW DATE 07/23/2019 BY BC Total Acres: 3.04 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS