

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

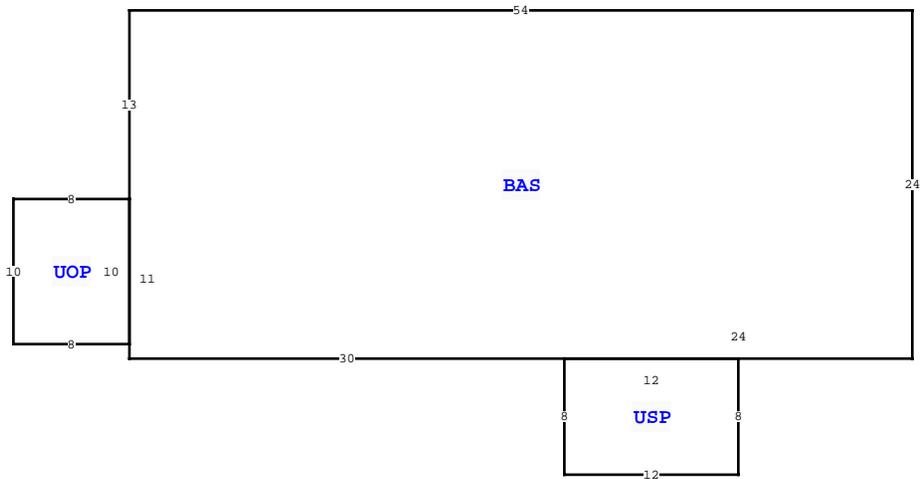
FOSTER JAMES SCOTT  
157 SW REGINALD PL  
LAKE CITY, FL 32024

**2026**

34-4S-16-03274-029  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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
Architectural	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
BAS	1,296	100	
UOP	80	25	
USP	96	35	
TOTALS	1,472		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 2025								
			Heated Area: 1296			HX Base Yr					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		39,393	
TOTAL MARKET OB/XF VALUE		10,440	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		89,833	
SOH/AGL Deduction		0	
ASSESSED VALUE		89,833	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		89,833	
TOTAL JUST VALUE		89,833	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		83,159	
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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
4	0070	CARPORT UF	0	0	20	20	400.00	UT	3.00	3.00	70
5	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
281 SW KESSLER GLN, LAKE CITY											
										04/21/2026 MLU	

BUILDING NOTES											

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

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0102	C	SFR/MH	0		00	0.00	0.00	2.00	LT	