NE1/4 OF SW1/4. 635-536,
675-685, 677-170, 699-701,
QC 1009-252, WD 1294-2205,

POIRRIER JAMES
454 SW DYAL AVE
LAKE CITY, FL 32024

2023

34-4S-16-03271-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	34416.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

351 SW REGINALD PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	215,655
TOTAL MARKET VALUE	215,655
SOH/AGL Deduction	111,278
ASSESSED VALUE	104,377
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,377
TOTAL JUST VALUE	215,655
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046094	New Residential C	610,700	12/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1403/1035	1/10/2020	WD	Q	V	01	152,000
GRANTOR: TAMAHAWK LAND LLC						
GRANTEE: JAMES POIRRIER						
1294/2205	5/15/2015	WD	Q	V	01	89,300
GRANTOR: JAMES WEANT, PATRICA						
GRANTEE: TOMAHAWK LAND LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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

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
1	9900	C	AC NON-AG	0		00	0.00	0.00	39.21	AC		1.00	1.00	1.00	5,500.00	5,500.00	215,655							

REVIEW DATE 05/16/2023 BY MLU Total Acres: 39.21 Total Land Value: 215,655 Market: 0 Agricultural: 0 Common: 215,655 PRINTED 09/20/2023 BY SYS