W DIV: LOTS 14 & 15 BLOCK 6 MCFA
S/D. UNREC.

COLEMAN FAMILY REVOCABLE TRUST
385 SW ARLINGTON BLVD
LAKE CITY, FL 32025-5607

2026

00-00-00-12569-000

BUILDING CHARACTERISTICS

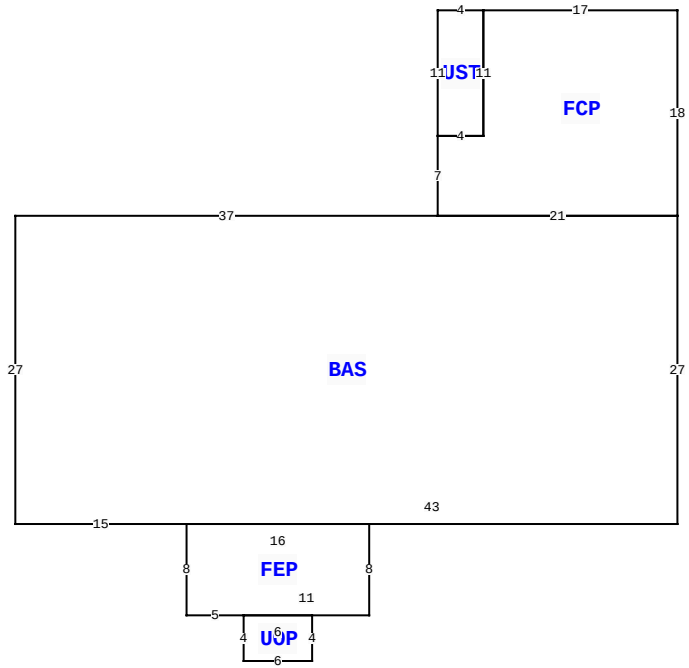
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100		1,566	40,929
FCP	334	25		84	2,196
FEP	128	85		109	2,849
UOP	24	25		6	157
UST	44	45		20	523
TOTALS	2,096			1,785	46,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,785	108.9000	65.34	116,632	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 1566 HX Base Yr



288 SW WALL TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	46,653
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	12,500
TOTAL MARKET VALUE	59,153
SOH/AGL Deduction	3,866
ASSESSED VALUE	55,287
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,287
TOTAL JUST VALUE	59,153
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,153

XFOB:2:1: 1990 PINE MH ID#HMLCP28362854770A & B (

XFOB:1:1: 31-3S-17

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1426/2688	9/16/2020	WD	U	I	11	100
GRANTOR: COLEMAN ALLEN D & CHI						
GRANTEE: COLEMAN FAMILY REVO						
0915/1104	11/07/2000	WD	Q	I	01	900
GRANTOR: D DEVANE						
GRANTEE: ALLEN D & CHING P C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S27 E15 FEP= S8 E5 UOP= S4 E6 N4 W6$ E11 N8 W16$ E43 N27 FCP= N18W17 UST= W4 S11 E4 N11$ S11W4 S7E21$ W21$.

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	0102	C	SFR/MH	0		*RSF-2	100.00	125.00	12,500.00	SF		1.00	1.00	1.00	1.00	1.00	12,500							

REVIEW DATE 08/31/2016 BY DF Total Acres: 0.29 Total Land Value: 12,500 Market: 0 Agricultural: 0 Common: 12,500 PRINTED 11/17/2025 BY SYS