LOTS 1 & 2 BLOCK 13 LAKESIDE HEI
THE N1/2 OF THAT PART OF A CLOSE
& ADJACENT TO SAID LOTS 1 & 2. (

SWINDELL RENE/PACITTO BRENDON
200 SW CORONADO ST
LAKE CITY, FL 32025

2026

08-4S-17-08266-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

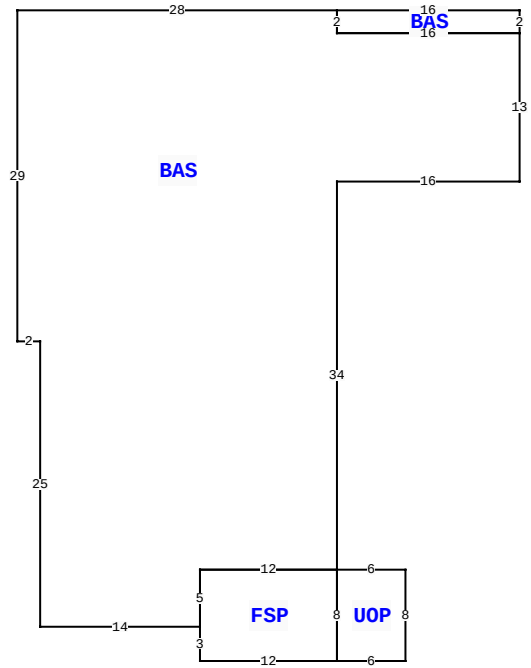
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8417.0300	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	32	100		32	2,503
BAS	1,610	100		1,610	125,894
FSP	96	40		38	2,971
UOP	48	20		10	782
TOTALS	1,786			1,690	132,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,690	107.4080	120.30	203,307	1926	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1642 HX Base Yr



200 SW CORONADO ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	132,150
TOTAL MARKET OB/XF VALUE	2,250
TOTAL LAND VALUE - MARKET	37,000
TOTAL MARKET VALUE	171,400
SOH/AGL Deduction	0
ASSESSED VALUE	171,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	171,400
TOTAL JUST VALUE	171,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,400

SALE:3:1: LOTS 1 & 2, BLOCK 13, LAKESIDE HEIGHTS

SALE:2:1: CERTIFICATE OF TITLE

SALE:1:1: LOTS 1 & 2 BLK 13 LAKESIDE HEIGHTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050303	Remodel	13,514	07/09/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1515/1732	5/28/2024	WD	Q	I	01	213,000
GRANTOR: MCGINNIS HARRY						
GRANTEE: SWINDELL RENE						
1497/201	8/14/2023	WD	Q	I	01	125,100
GRANTOR: LANCY J L						
GRANTEE: MCGINNIS HARRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S29 E2 S25 E14 FSP= S3 E12 N8 W12 S5$ N5 E12UOP= S8 E6 N8 W6$ N34 E16 N13BAS= N2 W16 S2 E16$ W16 N2$.

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	28	16	1.00	UT	0.00	0.00	100	0	0	3	100	750	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,250

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	0100	C	SFR	0			0.00	0.00	2.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	37,000							

REVIEW DATE 09/16/2024 BY TP Total Acres: 0.40 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 11/07/2025 BY SYS