

W 10 FT LOT 5 & ALL OF LOTS 6, 7
FT OF LOT 9 BLOCK 13 LAKESIDE HE
THAT PART OF A CLOSED ALLEY (TO

WALDRON BRETT A
262 SW CORONADO ST
LAKE CITY, FL 32025

2026

08-4S-17-08269-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 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	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
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NEIGHBORHOOD/LOC	8417.0300	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,969	100		1,969	145,302
FGR	392	55		216	15,939
FOP	10	30		3	222
FST	48	55		26	1,919
UST	120	45		54	3,985
TOTALS	2,539			2,268	167,366

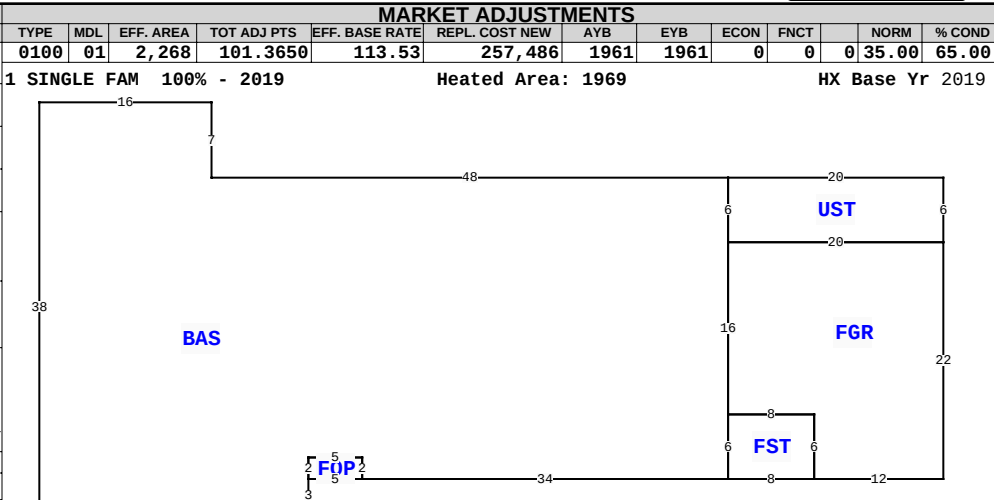
EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0296	SHED METAL	0 100	13	18	234.00	UT	1.98	1.98	100	0	0	3	100	463	
2	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
3	0140	CLFENCE 6	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100			0.00	0.00	3.80	LT		1.00	1.00	0.80	18,500.00	14,800.00	56,240							

REVIEW DATE	04/05/2017	BY	DF
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262 SW CORONADO ST, LAKE CITY

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

EXTRA FEATURES	
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TOTAL OB/XF	2,763
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LAND DESCRIPTION	
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REVIEW DATE	04/05/2017	BY	DF
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	167,366
TOTAL MARKET OB/XF VALUE	2,763
TOTAL LAND VALUE - MARKET	56,240
TOTAL MARKET VALUE	226,369
SOH/AGL Deduction	76,798
ASSESSED VALUE	149,571
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	98,849
TOTAL JUST VALUE	226,369
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,369

SALE:1:1: LAKESIDE HEIGHTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1397/1807	8/27/2018	WD	U	I	38	70,000

GRANTOR: JACK M SALVA

GRANTEE: BRETT A WALDRON

1042/0783	3/30/2005	WD	Q	I		124,000
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GRANTOR: HENRY & DORIS SNELGRO

GRANTEE: JACK M SALVA & MARY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 N7 W16 S38 E25 N3 FOP= E5 N2 W5 S2\$ N2 E5 S2 E34
FST= E8 N6 W8 S6\$ N6 FGR= E8 S6 E12 N22 W20 S16\$ N16 UST= E20 N6 W20 S6\$ N6\$.