LOT 11 EASTWOOD S/D.
670-360, 801-403, PB 1316-1152,

COLEMAN ALLEN D/COLEMAN CHING PING
385 SW ARLINGTON BLVD
LAKE CITY, FL 32025

2026

15-4S-17-08360-161

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

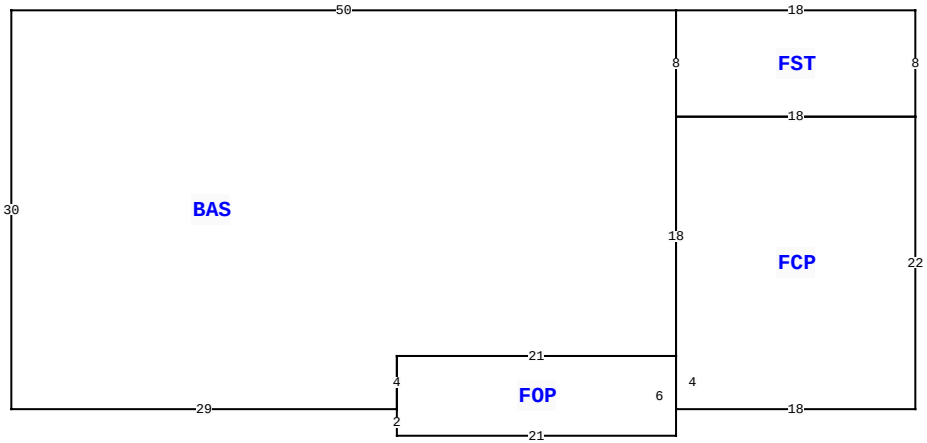
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	15417.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,416	100		1,416	121,033
FCP	396	25		99	8,462
FOP	126	30		38	3,248
FST	144	55		79	6,753
TOTALS	2,082			1,632	139,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,632	117.4140	131.50	214,608	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1416 HX Base Yr



173 SE SANDIA WAY, 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	139,495
TOTAL MARKET OB/XF VALUE	2,100
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	160,095
SOH/AGL Deduction	0
ASSESSED VALUE	160,095
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	160,095
TOTAL JUST VALUE	160,095
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043259	Roof Replacement	10,000	11/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1432/1911	3/12/2021	WD	Q	I	01	140,000
GRANTOR: MARKS ROSALIE						
GRANTEE: COLEMAN ALLEN D						
1328/1909	12/29/2016	PR	U	I	30	100
GRANTOR: ROSALIE MARKS AS PER						
GRANTEE: ROSALIE MARKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S30 E29 FOP= S2 E21N6 W21 S4$ N4 E21 FCP= S4 E18N22 W18 S18$ N18 FST= E18 N8 W18 S8$ N8$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/24/2017 BY BC Total Acres: 0.45 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS