LOT 3 TRIO PARK S/D.
ORB 416-257-C.

COKER NORMAN RAY/COKER NANCY W
163 SE POST CT
LAKE CITY, FL 32025

2026

15-4S-17-08360-303

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

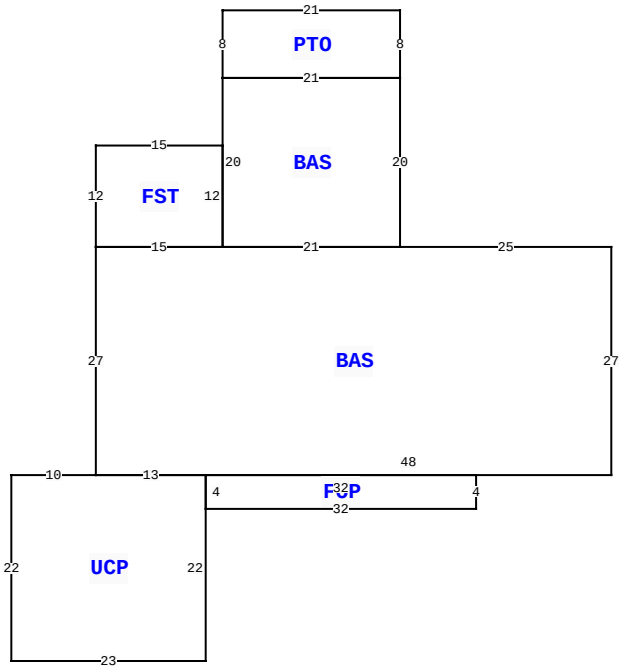
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	15417.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100		420	34,256
BAS	1,647	100		1,647	134,333
FOP	128	30		38	3,099
FST	180	55		99	8,075
PTO	168	5		8	653
UCP	506	20		101	8,237
TOTALS	3,049			2,313	188,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,313	112.0350	125.48	290,235	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2067 HX Base Yr



163 SE POST CT, 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		188,653
TOTAL MARKET OB/XF VALUE		350
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		207,503
SOH/AGL Deduction		94,542
ASSESSED VALUE		112,961
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		62,239
TOTAL JUST VALUE		207,503
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,503

PRMT:1:1: WORKSHOP/UTILITY

LAND:1:1: 0.59 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050061	Roof Replacement	15,400	06/06/2024
7340	GARAGE	10,000	07/07/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 BAS= N20 PTO= N8 W21 S8 E21$ W21 S20 E21$ W21 FST= N12 W15 S12 E15$ W15 S27 UCP= W10 S22 E23 N22 W13$ E13 FOP= S4 E32 N4 W32$ E48 N27$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	350	

LAND DESCRIPTION

TOTAL OB/XF 350

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	100		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 07/18/2024 BY JS Total Acres: 0.57 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS