LOT 5 GILBERT PARK S/D UNR: COM
SW1/4 OF NW1/4, RUN W 326.69 FT,
FOR POB, RUN N 314 FT, W 138.95

CARMICHAEL REGINALD L/CARMICHAEL BONNIE BRYSON
274 SE COLEMAN LN
HIGH SPRINGS, FL 32643

2026

15-7S-17-09996-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

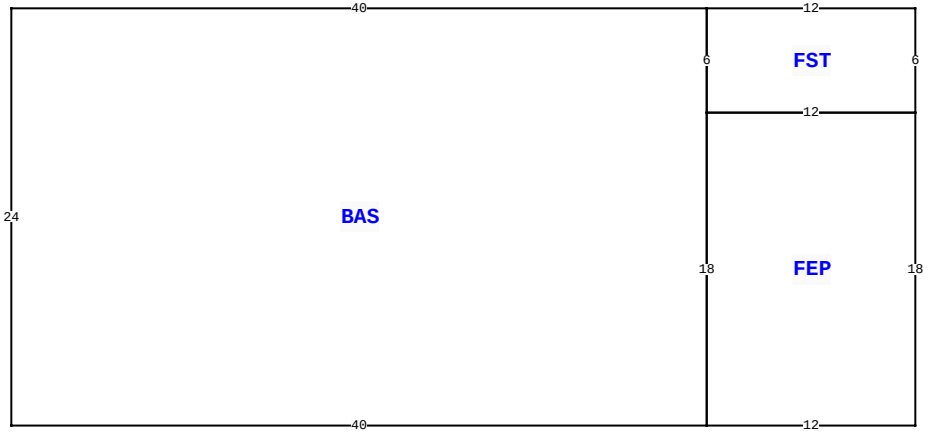
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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 02
NEIGHBORHOOD/LOC	15717.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	85,544
FEP	216	80		173	15,416
FST	72	55		40	3,565
TOTALS	1,248			1,173	104,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,173	122.4000	137.09	160,807	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 960 HX Base Yr 2016



274 SE COLEMAN LN, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		104,525
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		120,225
SOH/AGL Deduction		45,721
ASSESSED VALUE		74,504
TOTAL EXEMPTION VALUE	HX HB	49,504
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		120,225
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1297/0814	7/01/2015	WD	U	I	12	65,000
GRANTOR: WELLS FARGO BANK, NA						
GRANTEE: REGINALD L & BONNIE						
1280/2258	8/01/2014	WD	U	I	12	107,300
GRANTOR: ALFRED R & CHERYL E B						
GRANTEE: WELLS FARGO BANK, N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 FEP= E12 N18 W12 S18$ N18 FST= E12 N6 W12 S6$ N6$.

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	500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,700

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	139.00	314.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 12/11/2017 BY BC Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/19/2025 BY SYS