COMM INTERS OF E LINE OF SEC & N
SAID PT BEING ON A CURVE, RUN W'
156.38 FT, N 73 DG W 389.60 FT S

COOMBS ROBERT/COOMBS EDWINA
225 NW PRIMITIVE GLN
LAKE CITY, FL 32055

2026

26-3S-16-02305-124

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06

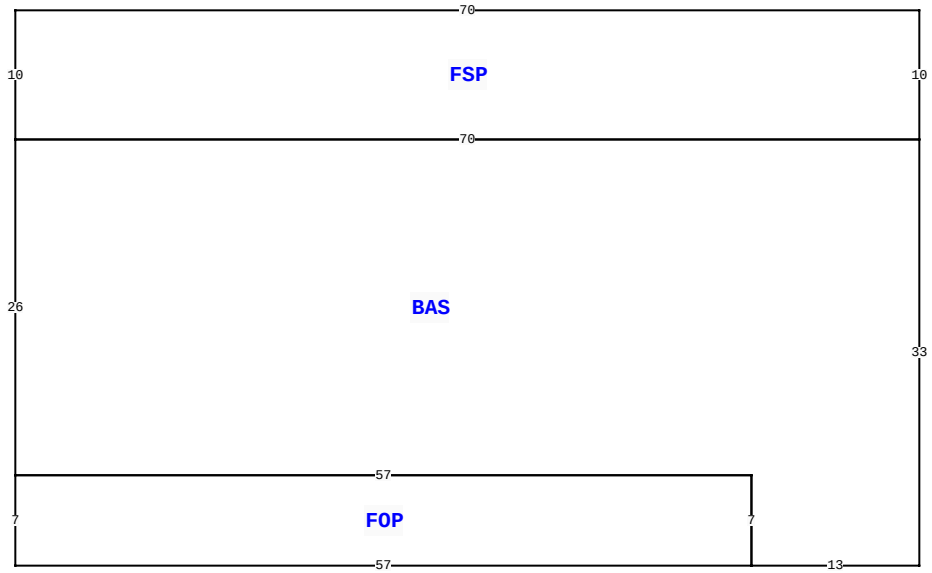
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	26316.040	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,911	100		1,911	198,805
FOP	399	30		120	12,484
FSP	700	40		280	29,129
TOTALS	3,010			2,311	240,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,311	116.1090	130.04	300,522	2001	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 2025 Heated Area: 1911 HX Base Yr



225 NW PRIMITIVE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	240,418
TOTAL MARKET OB/XF VALUE	10,078
TOTAL LAND VALUE - MARKET	53,800
TOTAL MARKET VALUE	304,296
SOH/AGL Deduction	0
ASSESSED VALUE	304,296
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	304,296
TOTAL JUST VALUE	304,296
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	307,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042822	Roof Replacement	19,600	09/24/2021
18124	SFR	344	04/05/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1533/873	2/10/2025	WD	Q	I	01	390,000
GRANTOR: RUCKER COREY T						
GRANTEE: COOMBS ROBERT						
1202/1820	10/05/2010	WD	Q	I	01	187,000
GRANTOR: KEVIN & BRITTANY STOE						
GRANTEE: COREY T & FRANCESCA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N10 W70 S10 E70$ BAS= W70 S26 FOP= S7 E57 N7 W57$ E57 S7 E13 N33$.

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	0	0	0	2,312.00	UT	2.50	2.50	80	2009	2009	3	80	4,624	
2	0060	CARPORT F	0	0	24	25	600.00	UT	4.50	4.50	100	2009	2009	3	100	2,700	
3	0294	SHED WOOD/	0	0	14	14	196.00	UT	12.00	12.00	80	2009	2009	3	80	1,882	
4	0261	PRCH, UOP	0	0	6	14	84.00	UT	8.00	8.00	100	2009	2009	3	100	672	
5	0252	LEAN-TO W/	0	0	10	10	100.00	UT	2.00	2.00	100	2009	2009	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 10,078

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	5.38	AC		1.00	1.00	1.00	10,000.00	10,000.00	53,800							

REVIEW DATE 04/25/2025 BY TP Total Acres: 5.38 Total Land Value: 53,800 Market: 0 Agricultural: 0 Common: 53,800 PRINTED 10/10/2025 BY SYS