

COMM SW COR OF NE1/4 OF SW1/4, E  
N 11.3 FT FOR POB, N 50 DEG W 78  
TO S R/W US-90, N 48 DEG E 200 F

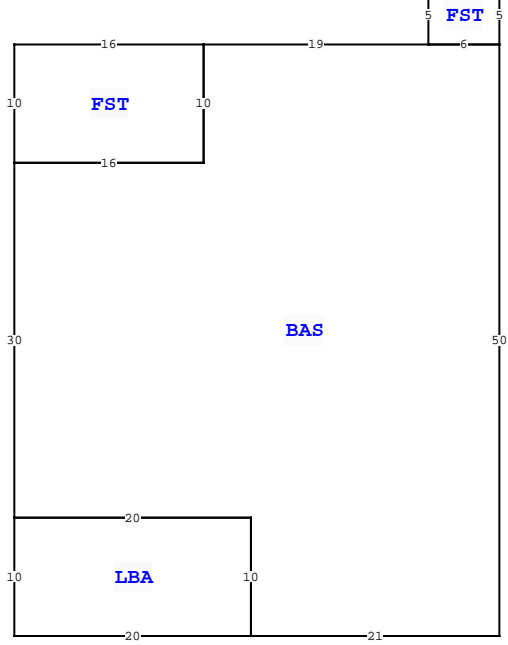
COLEMAN FAMILY REVOCABLE TRUST  
385 SW ARLINGTON BLVD  
LAKE CITY, FL 32025-5607

**2025**

31-3S-17-05936-000  
VALUATION SUMMARY

ELEMENT		CD	CONSTRUCTION
Exterior Wall	15		CONC BLOCK 90
Exterior Wall	19		COMMON BRK 10
Roof Structure	04		WOOD TRUSS 100
Roof Cover	12		MODULAR MT 100
Interior Wall	04		PLYWOOD 100
Interior Floor	06		VINYL ASB 100
Ceiling	02		F.NOT SUS 100
Air Condition	03		CENTRAL 100
Heating Type	04		AIR DUCTED 100
Fixtures	4		100
Frame	03		MASONRY 100
Story Height			8 100
RMS			7 100
Stories	1.		1. 100
Units			0 100
Condition Adj	03		03 100
Quality	05		05
DOR CODE	1900 PROFESS SVC/BLD		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,690	100	
FST	30	50	
FST	160	50	
LBA	200	110	
TOTALS	2,080		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE LOW	- 0%	- 2021									Heated Area: 1890 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			63,318
TOTAL MARKET OB/XF VALUE			2,900
TOTAL LAND VALUE - MARKET			567,946
TOTAL MARKET VALUE			634,164
SOH/AGL Deduction			0
ASSESSED VALUE			634,164
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			634,164
TOTAL JUST VALUE			634,164
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			634,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047066	Roof Replacement	10,600	04/25/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1426/2704	9/16/2020	WD	U	I	11	100
GRANTOR: COLEMAN ALLEN D & CHI						
GRANTEE: COLEMAN FAMILY REVO						
0923/1969	3/30/2001	WD	Q	I		425,000
GRANTOR: RALPH & CAROLYN WITT						
GRANTEE: ALLEN & CHING PING						

EXTRA FEATURES																	
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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,900	
2	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/09/2024	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS			
BAS= W19 FST= W16 S10 E16 N10\$ S10 W16 S30 LBA= S10 E20N10 W20\$ E20 S10 E21 N50 FST= N5 W6 S5 E6\$ W6\$.			

LAND DESCRIPTION														TOTAL OB/XF										
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	1900	C	PROF BLDG	0		CG	200.00	330.00	66,000.00	SF		1.00	1.00	0.90	8.50	7.65	504,900							
2	1900	C	PROF BLDG	0		CG	0.00	0.00	77,835.00	SF		1.00	1.00	0.81	1.00	0.81	63,046							