

BEG SE COR OF NW1/4 OF SW1/4,
RUN E 205.83 FT FOR POB, E
48.62 FT, NE PARALLEL TO ACL

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

2026

31-3S-17-06181-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	17	MSNRY STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures	03	3 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100

Quality	05 05
DOR CODE	1100
MAP NUM	
NEIGHBORHOOD/LOC	31317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100		800	19,100
BAS	1,760	100		1,760	42,020
FST	980	50		490	11,699
UST	260	40		104	2,483
TOTALS	3,800			3,154	75,302

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00
2	0140	CLFENCE	6	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	1100	C	STORE 1FLR	0		*CG	48.00	330.00	8,600.00
2	1100	C	STORE 1FLR	0		*CG	48.00	525.00	26,248.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3500	04	3,154	75.7952	47.75	150,604	1968	1968	0	0	0	50.00	50.00

1 STORE RETL 0% - 2021

Heated Area: 2560

HX Base Yr

10

30

26

UST

26

31

10

5

40

20

20

40

44

BAS

44

5

35

FST

BAS

BAS

BLD DATE

LGL DATE

01/09/2024

ML

TOTAL OB/XF 3,500													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993
2	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	2024	2023

TOTAL OB/XF 3,500													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	1100	C	STORE 1FLR	0		*CG	48.00	330.00	8,600.00	SF		1.00	1.00
2	1100	C	STORE 1FLR	0		*CG	48.00	525.00	26,248.00	SF		1.00	1.00

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		130,654	
TOTAL MARKET OB/XF VALUE		3,500	
TOTAL LAND VALUE - MARKET		110,602	
TOTAL MARKET VALUE		244,756	
SOH/AGL Deduction		0	
ASSESSED VALUE		244,756	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		244,756	
TOTAL JUST VALUE		244,756	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		246,315	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2200	REMODEL	83	06/29/2011
2477	ADDN COMM	87	09/20/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1426/2708	9/16/2020	WD	U	I	11	100	
GRANTOR: COLEMAN ALLEN D &							
GRANTEE: COLEMAN FAMILY REVO							
1305/1380	12/02/2015	WD	Q	I	01	180,000	
GRANTOR: BOB & SANDRA REALTY L							
GRANTEE: ALLEN D & CHING P C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST= W30 UST= W10 S26 E10 N26\$ S26 W10 S5 E40 BAS= W40 S20 E40 BAS= W40 S44 E5 E35 N44\$ N20\$ N31\$.									

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