W DIV: BEG SE COR OF SE1/4 OF NW
N 196.69 FT, W 144.69 FT TO E R/
ACL RR, SW ALONG R/W 263.73 FT

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

2026

31-3S-17-12492-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04

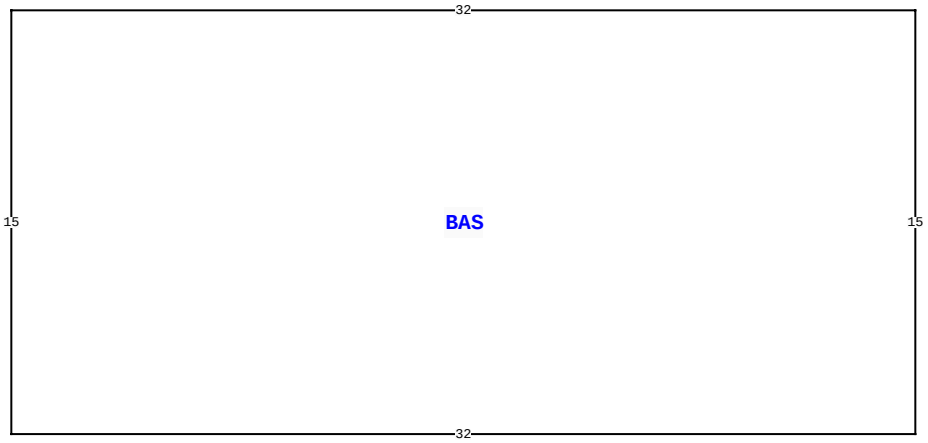
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 840317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	29,138
TOTALS	480			480	29,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	480	83.3796	93.39	44,827	1950	1950	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2021 Heated Area: 480 HX Base Yr



295 SW ARLINGTON BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	29,138
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	21,945
TOTAL MARKET VALUE	51,083
SOH/AGL Deduction	0
ASSESSED VALUE	51,083
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,083
TOTAL JUST VALUE	51,083
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
899	DEMOLISH	0	09/29/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1426/2700	9/16/2020	WD	U	I	11	100
GRANTOR: COLEMAN ALLEN D & CHI						
GRANTEE: COLEMAN FAMILY REVO						
0693/0093	8/02/1989	WD	Q	I		45,000
GRANTOR: MACLAREN						
GRANTEE: COLEMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S15 E32 N15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		*I	264.00	175.00	46,200.00	SF		1.00	1.00	0.50	0.95	0.48	21,945							

REVIEW DATE 12/19/2016 BY HC Total Acres: 1.06 Total Land Value: 21,945 Market: 0 Agricultural: 0 Common: 21,945 PRINTED 11/19/2025 BY SYS