

LOT 21 PARKWOOD S/D.
774-2044, FJ 1015-2061, QC-1047-

COARSEY MARK W/COARSEY REBECCA J
419 SE DORETHA TERR
LAKE CITY, FL 32025

2026

31-4S-18-10519-028



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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 04
NEIGHBORHOOD/LOC	1418.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,777	100		1,777	204,327
FOP	15	30		4	460
FOP	380	30		114	13,109
UST	80	45		36	4,139

TOTALS	2,252			1,931	222,034
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00
3	0251	LEAN TO W/	0 100	0	0	1.00	UT	0.00	0.00
4	0040	BARN, POLE	0 100	0	0	1.00	UT	500.00	500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,931	114.0720	127.76	246,705	1994	2015	0	0	10.00	90.00

1 SINGLE FAM 100% - 2023

Heated Area: 1777

HX Base Yr 2023

23

10

8

10

10

15

20

10

28

54

28

31

5

3

5

FOP

UST

FOP

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/29/2025 MLU

TOTAL OB/XF									
3,300									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		222,034	
TOTAL MARKET OB/XF VALUE		3,300	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		240,334	
SOH/AGL Deduction		30,028	
ASSESSED VALUE		210,306	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		159,584	
TOTAL JUST VALUE		240,334	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		242,802	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045573	Roof Replacement	14,605	09/27/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1471/1941	7/22/2022	WD	Q	I	01
GRANTOR: TURMAN MELISSA P					SALE PRICE 380,000
GRANTEE: COARSEY MARK W					
1047/1681	5/31/2005	QC	Q	I	01
GRANTOR: JOSEPH G TURMAN					
GRANTEE: MELISSA P TURMAN					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W10 FOP= N20 W23 S10 UST= S10 E8 N10 W8\$ E8 S10 E15\$ W54 S28 E28 FOP= E5 N3 W5 S3\$ N3 E5 S3 E31 N28\$.									