NE DIV: COMM SW COR OF BLOCK, RU
375.70 FT FOR POB, CONT N 85.21
TO S R/W OF NORTH ST, E 76.71 FT

SEARS JAY
274 SW EMERALD ST
LAKE CITY, FL 32024

2026

00-00-00-11045-000

BUILDING CHARACTERISTICS

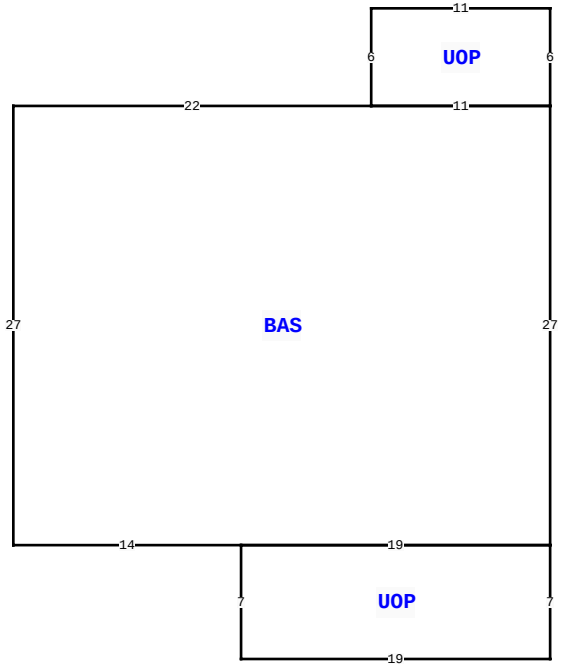
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	810317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	891	100		891	25,007
UOP	66	20		13	365
UOP	133	20		27	758
TOTALS	1,090			931	26,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	931	45.5600	51.03	47,509	1947	1947	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 891 HX Base Yr



250 NE COACH ANDERS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	26,130
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,800
TOTAL MARKET VALUE	27,930
SOH/AGL Deduction	11,595
ASSESSED VALUE	16,335
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,335
TOTAL JUST VALUE	27,930
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,930

LAND:1:1: NW1/4 29-3S-17

SALE:2:1: THIS SHOULD BE CHECKED

SALE:1:1: THIS SHOULD BE CHECKED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1239/0127	7/26/2012	WD	Q	I	01	5,000
GRANTOR: PRISCILLA W SIMMONS						
GRANTEE: JAY SEARS						
1033/1528	12/10/2004	WD	Q	I	01	100
GRANTOR: DAVID & EASTER W FUDG						
GRANTEE: PRISCILLA W SIMMONS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S27 E14 UOP= S7 E19N7 W19$ E19 N27 UOP= N6 W11 S6 E11$ W11$.

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		*RSF	-390.00	80.00	7,200.00	SF		1.00	1.00	0.50	0.50	0.25	1,800							

REVIEW DATE 10/27/2015 BY DF Total Acres: 0.17 Total Land Value: 1,800 Market: 0 Agricultural: 0 Common: 1,800 PRINTED 06/22/2026 BY SYS