



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	17	MSNRY STUC	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	15	HARDTILE	100		
Air Condition	03	CENTRAL	100		
Heating Type	03	FORCED AIR	100		
Bedrooms		4	100		
Bathrooms		4	100		
Frame	01	NONE	100		
Story Height		0	100		
RMS		0	100		
Stories	1.	1.	100		
Units		4	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0800MULTI-FAM <10				
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	8417.0300 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	336	100		336	17,177
BAS	99	100		99	5,061
BAS	126	100		126	6,441
BAS	225	100		225	11,502
BAS	336	100		336	17,177
BAS	1,490	100		1,490	76,169
FSP	126	40		50	2,556
PTO	180	5		9	460
UCP	468	20		94	4,806
UST	84	45		38	1,943
TOTALS	3,470			2,803	143,290

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TRI/QUAD	0%	0		286,579	1950	1950	0	0	50.00	50.00

Heated Area: 2612 HX Base Yr

157 SW CORONADO ST, LAKE CITY

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0130	CLFENCE	5	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
3	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION		TOTAL OB/XF														1,800								
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0800	C	MULTI-FAM	0		A-1	0.00	0.00	4.00	LT		1.00	1.00	0.85	18,500.00	15,725.00	62,900							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY				Tax Group: 2	
BUILDING MARKET VALUE				143,290	
TOTAL MARKET OB/XF VALUE				1,800	
TOTAL LAND VALUE - MARKET				62,900	
TOTAL MARKET VALUE				207,990	
SOH/AGL Deduction				0	
ASSESSED VALUE				207,990	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				207,990	
TOTAL JUST VALUE				207,990	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				204,696	
XFOB: 6:1: VAND MH					
BLDG: 3:1: VAND MH					
BLDG: 2:1: YOAM MH					
XFOB: 2:1: YOAM MH					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
24632	REMODEL	25	06/15/2006		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1386/1385	6/12/2019	WD	Q	I	01	180,000
GRANTOR: DAVID W COURSON						
GRANTEE: WERNER G FAULSTICH						
1304/1041	10/06/2015	WD	U	I	12	79,500
GRANTOR: HSBC BANK USA N A AS						
GRANTEE: DAVID W COURSON						

BLD DATE		LGL DATE		04/21/2023		MLU	
XF DATE		LAND DATE					
INC DATE		AG DATE					

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W9 BAS= N9 W25 PTO= W20 BAS= W11 FSP= W14 S9 E14 N9\$ S9 E11 N9\$ S9 E20 N9\$ S9 E25\$ W73 S18 E12 S2 E12 BAS= E21 N6 W21 S6\$ N6 E21 S6E37 UCP= E23 BAS= E14 N24 W14 S24\$ N17 UST= N7 W12 S7 E12\$ W12 N7 W11 S24\$ N20\$ PTR=N30 APT= N14 W24 S14 E24\$ S30\$.	