LOT 4 & E 50 FT OF LOT 5 BLOCK 1
HEIGHTS S/D & ALSO THAT PART OF
ALLEY CONTIGUOUS TO LOT 4 & THE

DE SOUZA LIMA TATIANE TROXELL/TROXELL JUSTIN JORDA
238 SW CORONADO ST
LAKE CITY, FL 32025

2027

08-4S-17-08268-000

BUILDING CHARACTERISTICS

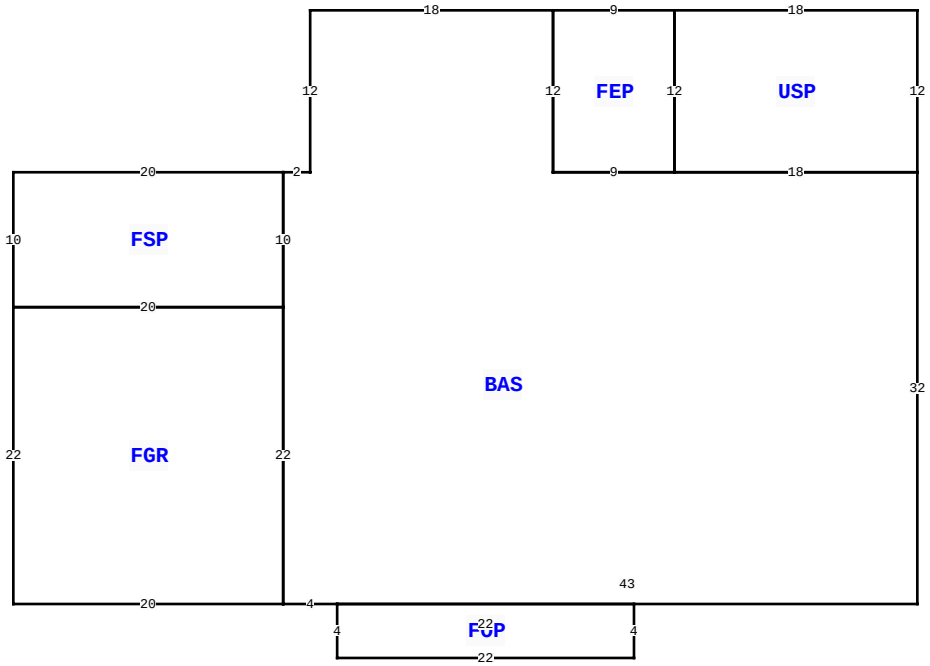
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	0101	SFRES/SFRES
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
BAS	1,720	100		1,720	141,952
FEP	108	80		86	7,097
FGR	440	55		242	19,973
FOP	88	30		26	2,146
FSP	200	40		80	6,603
USP	216	35		76	6,273
TOTALS	2,772			2,230	184,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,230	115.4300	126.97	283,143	1965	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1720 HX Base Yr 2023



238 SW CORONADO ST, LAKE CITY

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

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
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	450	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	100	16	17	1.00	UT	0.00	0.00	100	0	0	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		219,036
TOTAL MARKET OB/XF VALUE		1,950
TOTAL LAND VALUE - MARKET		33,855
TOTAL MARKET VALUE		254,841
SOH/AGL Deduction		1,488
ASSESSED VALUE		253,353
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		201,942
TOTAL JUST VALUE		254,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1464/963	4/08/2022	WD	Q	I	01	229,000
GRANTOR: BROWN EDWIN H						
GRANTEE: DE SOUZA LIMA TATIA						
1054/0655	7/29/2005	WD	Q	I		149,900
GRANTOR: LOWER LOWNDES						
GRANTEE: EDWIN H & SYLVIA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FEP= N12 W9 S12 E9$ W9 N12 W18 S12 W2 FSP= W20S10 E20 N10$ S10 FGR= W20 S22E20 N22$ S22 E4 FOP= S4 E22 N4 W22$ E43 N32 $ USP= N12 W18 S12 E18$.

LAND DESCRIPTION

TOTAL OB/XF 1,950

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							
2	0100	C	SFR	0			0.00	0.00	0.83	LT		1.00	1.00	1.00	18,500.00	18,500.00	15,355							

REVIEW DATE 04/05/2017 BY DF Total Acres: 0.37 Total Land Value: 33,855 Market: 0 Agricultural: 0 Common: 33,855 PRINTED 11/17/2026 BY SYS

LOT 4 & E 50 FT OF LOT 5 BLOCK 1
HEIGHTS S/D & ALSO THAT PART OF
ALLEY CONTIGUOUS TO LOT 4 & THE

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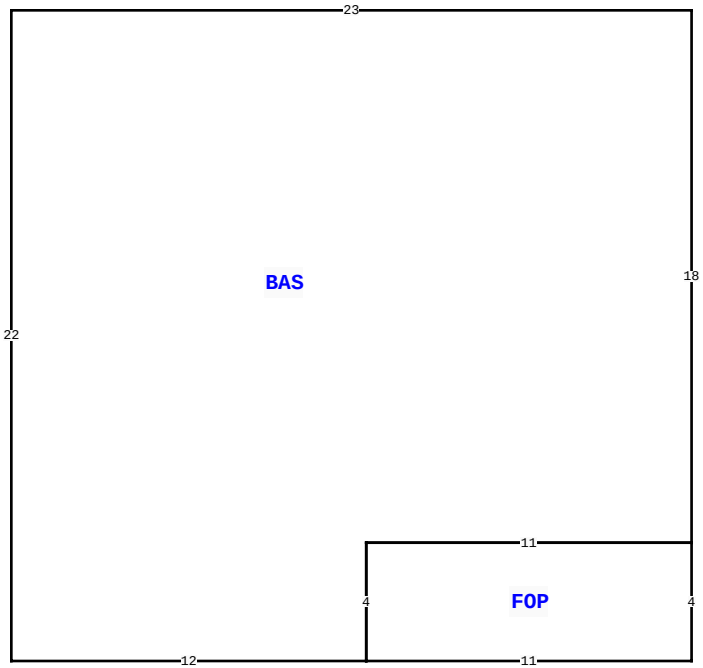
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0101	SFRES/SFRES
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
BAS	462	100		462	34,036
FOP	44	30		13	957
TOTALS	506			475	34,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	475	103.0320	113.34	53,836	1965	1965	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2023 Heated Area: 462 HX Base Yr 2023



238 SW CORONADO ST, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY PAGE 2 of 2

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GRANTOR: LOWER LOWNDES						
GRANTEE: EDWIN H & SYLVIA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S22 E12 FOP= E11 N4W11 S4$ N4 E11 N18$.

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

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