W 10 FT LOT 5 & ALL OF LOTS 6, 7
FT OF LOT 9 BLOCK 13 LAKESIDE HE
THAT PART OF A CLOSED ALLEY (TO

WALDRON BRETT A
262 SW CORONADO ST
LAKE CITY, FL 32025

2027

08-4S-17-08269-000

BUILDING CHARACTERISTICS

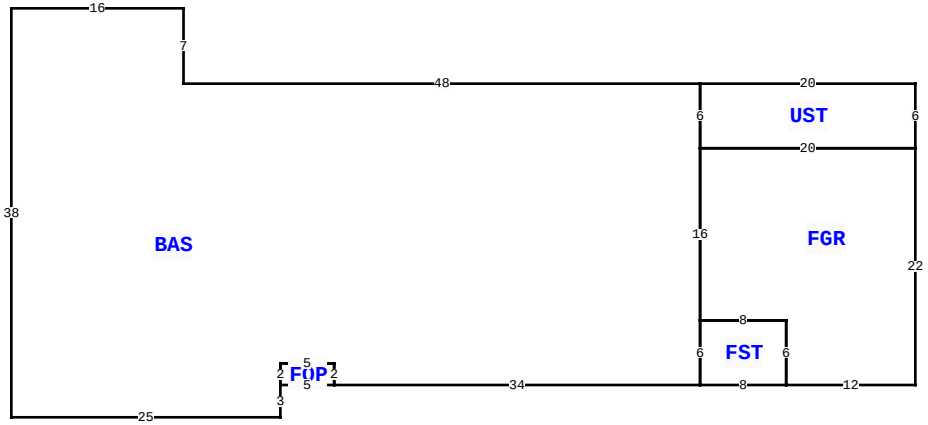
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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 06
NEIGHBORHOOD/LOC	8417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,969	100		1,969	142,704
FGR	392	55		216	15,655
FOP	10	30		3	218
FST	48	55		26	1,884
UST	120	45		54	3,914
TOTALS	2,539			2,268	164,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,268	101.3650	111.50	252,882	1961	1961	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1969 HX Base Yr 2019



262 SW CORONADO ST, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	0296	SHED METAL	0	100	13	18	234.00	UT	1.98	1.98	100	0	0	3	100	463	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
3	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	164,373
TOTAL MARKET OB/XF VALUE	2,763
TOTAL LAND VALUE - MARKET	56,240
TOTAL MARKET VALUE	223,376
SOH/AGL Deduction	69,766
ASSESSED VALUE	153,610
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	102,199
TOTAL JUST VALUE	223,376
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,369

SALE:1:1: LAKESIDE HEIGHTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1397/1807	8/27/2018	WD	U	I	38	70,000
GRANTOR: JACK M SALVA						
GRANTEE: BRETT A WALDRON						
1042/0783	3/30/2005	WD	Q	I		124,000
GRANTOR: HENRY & DORIS SNELGRO						
GRANTEE: JACK M SALVA & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 N7 W16 S38 E25 N3 FOP= E5 N2 W5 S2$ N2 E5 S2 E34
FST= E8 N6 W8 S6$ N6 FGR= E8 S6 E12 N22 W20 S16$ N16 UST= E20
N6 W20 S6$ N6$.

LAND DESCRIPTION

TOTAL OB/XF 2,763

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	3.80	LT		1.00	1.00	0.80	18,500.00	14,800.00	56,240							

REVIEW DATE 04/05/2017 BY DF Total Acres: 0.80 Total Land Value: 56,240 Market: 0 Agricultural: 0 Common: 56,240 PRINTED 11/17/2026 BY SYS