

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

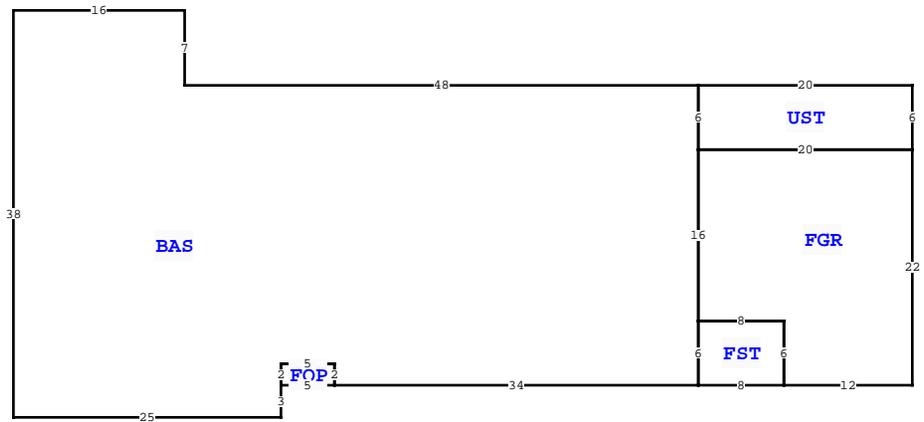
WALDRON BRETT A
 262 SW CORONADO ST
 LAKE CITY, FL 32025

2026

08-4S-17-08269-000


BUILDING CHARACTERISTICS	
ELEMENT	CD
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/

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2019		Heated Area: 1969					HX Base Yr 2019		



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,969	100		1,969	147,900
FGR	392	55		216	16,225
FOP	10	30		3	226
FST	48	55		26	1,953
UST	120	45		54	4,056
TOTALS	2,539			2,268	170,358

262 SW CORONADO ST, LAKE CITY

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

EXTRA FEATURES																
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	0296	SHED METAL	0	100	13	18	234.00	UT	1.98	1.98	100	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	1.00	UT	0.00	0.00	100	2017	2017	3	100	800

TOTAL OB/XF 2,763

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		170,358	
TOTAL MARKET OB/XF VALUE		2,763	
TOTAL LAND VALUE - MARKET		56,240	
TOTAL MARKET VALUE		229,361	
SOH/AGL Deduction		80,225	
ASSESSED VALUE		149,136	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		97,725	
TOTAL JUST VALUE		229,361	
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\$.