

LOTS 13, 14, 15, 16 & 17 BLOCK 1  
 HEIGHTS S/D & ALSO THAT PART OF  
 CONTIGUOUS TO THE ABOVE DESC'D L

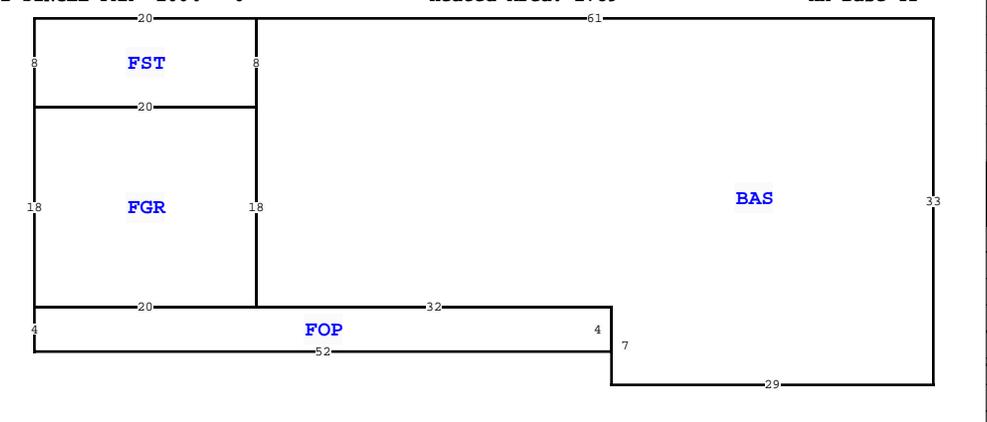
MCDOWELL HELEN H WEAVER  
 263 SW CORONADO ST  
 LAKE CITY, FL 32025

**2026**

08-4S-17-08280-000

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 100
Interior Floor	14 CARPET 70
Interior Floor	06 VINYL ASB 30
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	03 100
Kitchen Adjus	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	AP	NORM	% COND
0100	01	2,137	110.0950	123.31	263,513	1968	1968	0	0	5	35.00	60.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,789	100		1,789	132,361
FGR	360	55		198	14,649
FOP	208	30		62	4,587
FST	160	55		88	6,511
<b>TOTALS</b>	<b>2,517</b>			<b>2,137</b>	<b>158,108</b>

263 SW CORONADO ST, LAKE CITY

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

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
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	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1968	1968	3	40	14,336	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

**TOTAL OB/XF 16,536**

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	5.00	LT		1.00	1.00	0.75	18,500.00	13,875.00	69,375							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		158,108	
TOTAL MARKET OB/XF VALUE		16,536	
TOTAL LAND VALUE - MARKET		69,375	
TOTAL MARKET VALUE		244,019	
SOH/AGL Deduction		127,524	
ASSESSED VALUE		116,495	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		65,084	
TOTAL JUST VALUE		244,019	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		244,019	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049044	Roof Replacement	16,330	01/18/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1523/1122	6/13/2024	LE U	I	14		100

GRANTOR: MCDOWELL HELEN W AKA  
 GRANTEE: TURMAN VICKIE N

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
 BAS= W61 FST= W20 S8 E20 N8\$S8 FGR= W20 S18 E20 N18\$ S18 FOP= W20 S4 E52 N4 W32\$ E32 S7 E29 N33\$.