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

2027

08-4S-17-08280-000

BUILDING CHARACTERISTICS

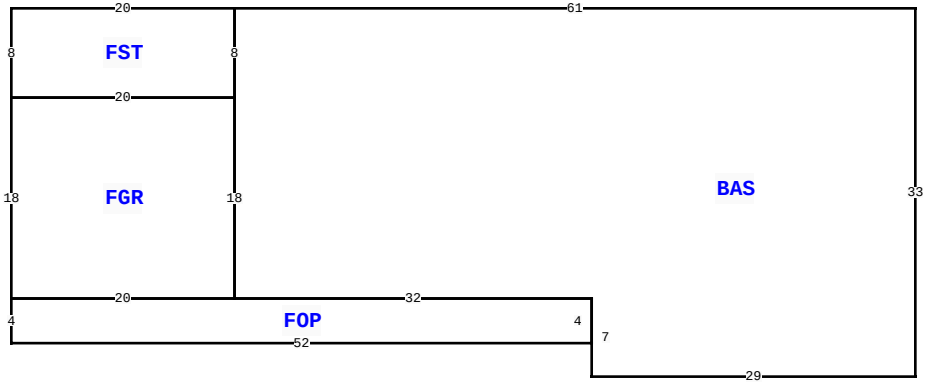
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	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	1,789	100		1,789	129,989
FGR	360	55		198	14,387
FOP	208	30		62	4,505
FST	160	55		88	6,394
TOTALS	2,517			2,137	155,275

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	121.10	258,791	1968	1968	0	0	5	35.00	60.00

1 SINGLE FAM 100% - 0 Heated Area: 1789 HX Base Yr



263 SW CORONADO ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		155,275
TOTAL MARKET OB/XF VALUE		16,536
TOTAL LAND VALUE - MARKET		69,375
TOTAL MARKET VALUE		241,186
SOH/AGL Deduction		121,196
ASSESSED VALUE		119,990
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		68,579
TOTAL JUST VALUE		241,186
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$.

LAND DESCRIPTION

TOTAL OB/XF 16,536

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

REVIEW DATE 02/12/2024 BY JS Total Acres: 1.04 Total Land Value: 69,375 Market: 0 Agricultural: 0 Common: 69,375 PRINTED 11/17/2026 BY SYS