LOT 8 BLOCK A RUSSWOOD ESTATES U
859-1338, LE 1438-2346,

COATES LARRY W/COATES BARBARA A
126 SW DEREK GLN
LAKE CITY, FL 32024

**2027**

**10-4S-16-02853-258**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 06

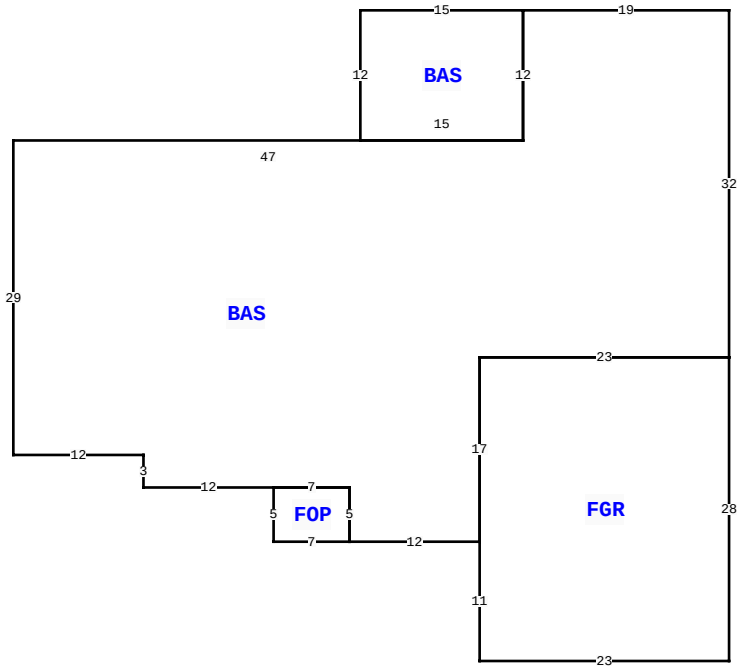
NEIGHBORHOOD/LOC 10416.010 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 180 | 100 | | 180 | 17,373 |
| BAS | 2,088 | 100 | | 2,088 | 201,519 |
| FGR | 644 | 55 | | 354 | 34,165 |
| FOP | 35 | 30 | | 10 | 965 |
| TOTALS | 2,947 | | | 2,632 | 254,023 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,632 | 120.1872 | 132.21 | 347,977 | 1998 | 1998 | 0 | 0 | 0 | 27.00 | 73.00 |

1 SINGLE FAM 100% - 1999 Heated Area: 2268 HX Base Yr 1999




126 SW DEREK GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/03/2025 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 | 606.00 | UT | 1.50 | 1.50 | 100 | 1998 | 1998 | 3 | 100 | 909 | |
| 2 | 0258 | PATIO | 0 | 100 | 18 | 24 | 432.00 | UT | 2.50 | 2.50 | 75 | 1998 | 1998 | 3 | 75 | 810 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 1,200 | |
| 4 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2024 | 2023 | | 85 | 5,100 | |
| 5 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 2024 | 2023 | | 100 | 1,500 | |
| 6 | 0251 | LEAN TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 600.00 | 600.00 | 100 | 2024 | 2023 | | 100 | 600 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 254,023 |
| TOTAL MARKET OB/XF VALUE | | 10,119 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 299,142 |
| SOH/AGL Deduction | | 79,217 |
| ASSESSED VALUE | | 219,925 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 168,514 |
| TOTAL JUST VALUE | | 299,142 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 303,754 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048391 | Electrical Servic | 0 | 10/11/2023 |
| 14083 | SFR | 325 | 06/02/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1438/2346 | 5/26/2021 | LE | U | I | 14 | 100 |
| GRANTOR: COATES LARRY W | | | | | | |
| GRANTEE: STEWART LISA | | | | | | |
| 0859/1338 | 5/27/1998 | WD | Q | V | | 21,500 |
| GRANTOR: BAILEY | | | | | | |
| GRANTEE: COATES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W19 BAS= W15 S12 E15 N12$ S12 W47 S29 E12 S3 E12 FOP= S5 E7 N5 W7$ E7 S5 E12 FGR= S11 E23 N28 W23 S17$ N17E23 N32$.

## LAND DESCRIPTION

TOTAL OB/XF 10,119

| 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 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 03/23/2026 BY robin Total Acres: 1.11 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS