LOT 8 HUNNINGTON PLACE PHS 1.

WD 1123-1693, CWD 1127-1732, 173

COKER ARLENA
278 SW NEWLYWED CT
LAKE CITY, FL 32024-1157

2027

14-4S-16-02973-108

BUILDING CHARACTERISTICS

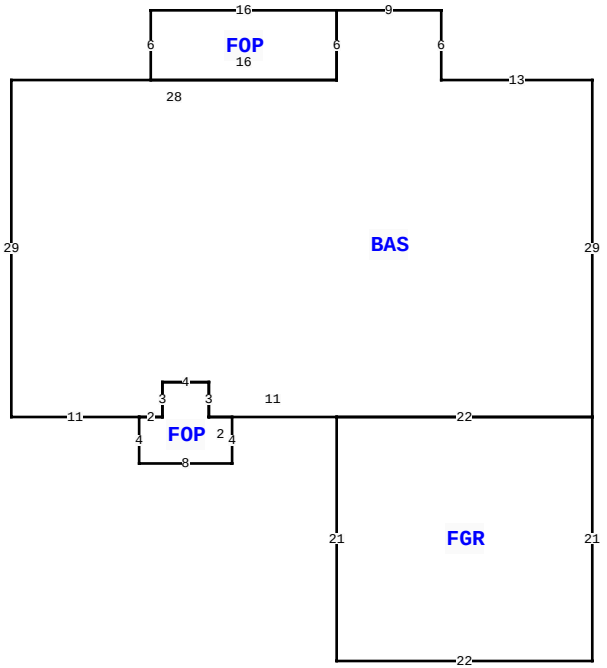
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	14416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,492	100		1,492	185,169
FGR	462	55		254	31,524
FOP	44	30		13	1,614
FOP	96	30		29	3,599
TOTALS	2,094			1,788	221,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,788	122.6400	134.90	241,201	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2019 Heated Area: 1492 HX Base Yr 2019



278 SW NEWLYWED CT, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	221,905
TOTAL MARKET OB/XF VALUE	1,958
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	258,863
SOH/AGL Deduction	71,155
ASSESSED VALUE	187,708
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	136,297
TOTAL JUST VALUE	258,863
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34523	SFR	651	10/03/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1321/1322	8/25/2016	WD	Q	V	01	15,000
GRANTOR: BRADLEY FRANKS CONSTR						
GRANTEE: ARLENA COKER						
1319/1914	8/02/2016	WD	U	V	37	13,400
GRANTOR: BULLARD MANAGEMENT SE						
GRANTEE: BRADLEY FRANKS CONS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N6 W9 FOP= W16 S6 E16 N6$ S6 W28 S29 E11 FOP= S4 E8 N4 W2 N3 W4 S3 W2$ E2 N3 E4 S3 E11 FGR= S21 E22 N21 W22$ E22 N29$.

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	979.00	UT	2.00	2.00	100	2017	2017	3	100	1,958	

LAND DESCRIPTION

TOTAL OB/XF 1,958

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/18/2024 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS