BEG SE COR LOT 16 BLOCK B DEERWO
3, RUN SE ALONG W R/W C-133 241
OF LOT 1 EASTWOOD S/D, RUN W 350

COLEMAN ALLEN D/COLEMAN CHING PING
385 SW ARLINGTON BLVD
LAKE CITY, FL 32025

2027

15-4S-17-08360-102

BUILDING CHARACTERISTICS

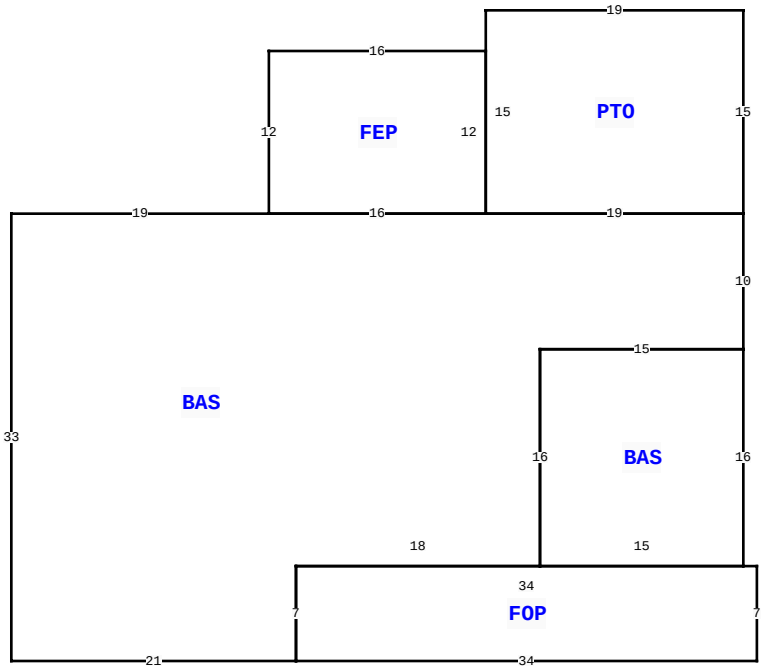
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	15417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	19,031
BAS	1,311	100		1,311	103,954
FEP	192	80		154	12,211
FOP	238	30		71	5,630
PTO	285	5		14	1,110
TOTALS	2,266			1,790	141,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,790	110.9000	121.99	218,362	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1551 HX Base Yr



2876 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	141,935
TOTAL MARKET OB/XF VALUE	13,040
TOTAL LAND VALUE - MARKET	37,000
TOTAL MARKET VALUE	191,975
SOH/AGL Deduction	0
ASSESSED VALUE	191,975
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,975
TOTAL JUST VALUE	191,975
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/2163	5/08/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (LARRY						
GRANTEE: KINSEY CHRISTINA (L						
1540/2055	5/07/2025	WD	Q	I	01	230,000
GRANTOR: KINSEY CHRISTINA						
GRANTEE: COLEMAN ALLEN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S33 E21 FOP= E34 N7W34 S7$ N7 E18 BAS= E15 N16 W15 S16$ N16 E15 N10 PTO= N15W19 S15 E19$ W19 FEP= N12 W16 S12 E16$ W16$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,715	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
4	0060	CARPORT F	0	0	30	25	750.00	UT	3.50	3.50	100	2017	2017	3	100	2,625	
5	0031	BARN,MT AE	0	0	30	30	900.00	UT	9.00	9.00	100	2017	2017	3	100	8,100	

LAND DESCRIPTION

TOTAL OB/XF 13,040

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	0		00	0.00	0.00	2.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	37,000							

REVIEW DATE 06/18/2025 BY TP Total Acres: 1.38 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 11/16/2026 BY SYS