

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

2026

15-4S-17-08360-102



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	90
Interior Floor	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
BAS	240	100	
BAS	1,311	100	
FEP	192	80	
FOP	238	30	
PTO	285	5	
TOTALS	2,266		

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	126.43	226,310	1984	1984	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2026 Heated Area: 1551 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		147,102	
TOTAL MARKET OB/XF VALUE		13,040	
TOTAL LAND VALUE - MARKET		37,000	
TOTAL MARKET VALUE		197,142	
SOH/AGL Deduction		0	
ASSESSED VALUE		197,142	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		197,142	
TOTAL JUST VALUE		197,142	
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						

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,715	
2	0120	CLFENCE	4	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	

2876 SE COUNTRY CLUB RD, LAKE CITY

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

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\$.

LAND DESCRIPTION										TOTAL OB/XF														
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	0		00	0.00	0.00	2.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	37,000							