

LOT 5 GILBERT PARK S/D UNR: COM
 SW1/4 OF NW1/4, RUN W 326.69 FT,
 FOR POB, RUN N 314 FT, W 138.95

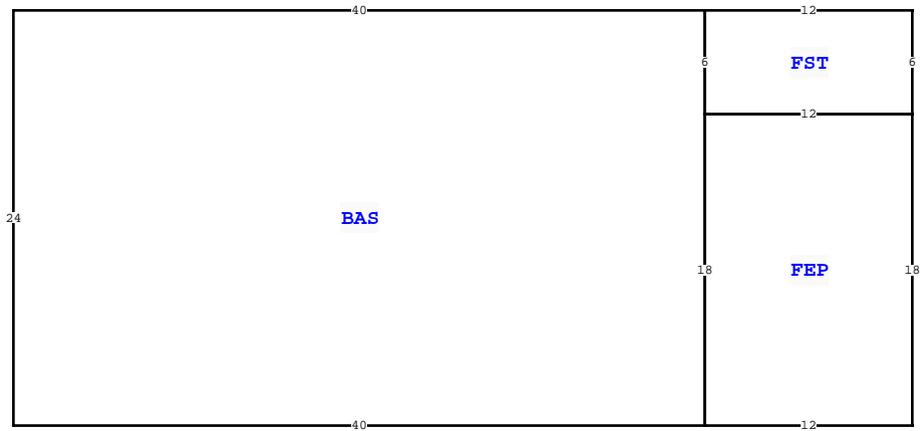
CARMICHAEL REGINALD L/CARMICHAEL BONNIE BRYSON
 274 SE COLEMAN LN
 HIGH SPRINGS, FL 32643

2026

15-7S-17-09996-010


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
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
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2016									Heated Area: 960	HX Base Yr 2016



Quality	05	05			
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA	02			
NEIGHBORHOOD/LOC	15717.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	85,544
FEP	216	80		173	15,416
FST	72	55		40	3,565
TOTALS	1,248			1,173	104,525

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			104,525	
TOTAL MARKET OB/XF VALUE			1,700	
TOTAL LAND VALUE - MARKET			18,000	
TOTAL MARKET VALUE			124,225	
SOH/AGL Deduction			49,938	
ASSESSED VALUE			74,287	
TOTAL EXEMPTION VALUE	HX HB		49,287	
BASE TAXABLE VALUE			25,000	
TOTAL JUST VALUE			124,225	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			120,225	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1297/0814	7/01/2015	WD U	I	I	12	65,000
GRANTOR: WELLS FARGO BANK, NA						
GRANTEE: REGINALD L & BONNIE						
1280/2258	8/01/2014	WD U	I	I	12	107,300
GRANTOR: ALFRED R & CHERYL E B						
GRANTEE: WELLS FARGO BANK, N						

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	100	0	0		1.00	UT	0.00			0	3	100	500
2	0296	SHED METAL	0	100	0	0		1.00	UT	0.00			0	3	100	1,200

274 SE COLEMAN LN, HIGH SPRINGS	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/08/2026
	INC DATE		AG DATE	MLU

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS= W40 S24 E40 FEP= E12 N18 W12 S18\$ N18 FST= E12 N6 W12 S6\$ N6\$.		

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	100		A-1	139.00	314.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							