LOT 19 BLOCK A CENTURY OAK S/D

377-431, 634-209, WD 1009-722, W

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

2027

16-4S-17-08382-369

BUILDING CHARACTERISTICS

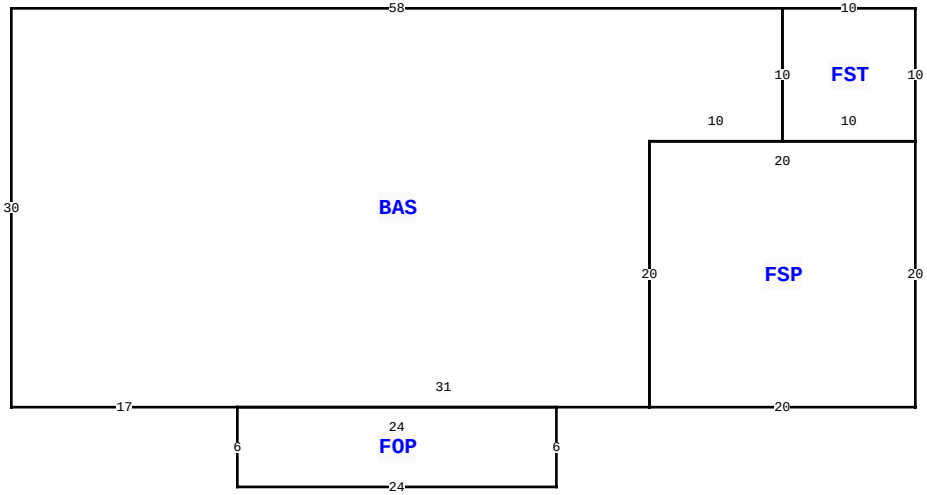
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		16417.090 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100		1,540	89,816
FOP	144	30		43	2,508
FSP	400	40		160	9,331
FST	100	55		55	3,208
TOTALS	2,184			1,798	104,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,798	96.4026	106.04	190,660	1986	1986	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 2026 Heated Area: 1540 HX Base Yr



264 SE FOREST TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0	12	42	1.00	UT	0.00	0.00	100	0	0	3	100	650	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	104,863
TOTAL MARKET OB/XF VALUE	1,950
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	125,313
SOH/AGL Deduction	0
ASSESSED VALUE	125,313
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,313
TOTAL JUST VALUE	125,313
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31200	MAINT/ALTR	35	06/26/2013
10247	REMODEL	105	09/26/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/1960	3/17/2026	WD	U	I	11	0
GRANTOR: ALLIOT PETER						
GRANTEE: COLEMAN ALLEN D						
1563/1954	3/17/2026	WD	Q	I	01	155,000
GRANTOR: ALLIOT PETER						
GRANTEE: COLEMAN ALLEN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S30 E17 FOP= S6 E24N6 W24$ E31 FSP= E20 N20 W20 S20$ N20 E10 FST= E10 N10 W10S10$ N10$.

LAND DESCRIPTION

TOTAL OB/XF 1,950

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 07/14/2026 BY TP Total Acres: 0.34 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS