E1/2 OF SW1/4 OF NW1/4 AS LIES S & NE1/4 OF NW1/4 OF SW1/4.

COLEMAN FAMILY REVOCABLE TRUST
385 SW ARLINGTON BLVD
LAKE CITY, FL 32025-5607

2027

23-4S-17-08716-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5200	CROPLAND CLS2	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	23417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	8,600
SOH/AGL Deduction	0
ASSESSED VALUE	8,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,600
TOTAL JUST VALUE	160,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,000

LAND:3:1: JOINS RE #08716-000 (37 AC TOTAL)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/2694	9/16/2020	WD	U	V	11	100
GRANTOR: COLEMAN ALLEN D						
GRANTEE: COLEMAN FAMILY REVO						
0911/1017	9/19/2000	TD	Q	V	01	7,400
GRANTOR: CHARLES W GRANT AS BA						
GRANTEE: ALLEN D COLEMAN (AL						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	5200	A	CROPLAND 2	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	370.00	370.00	1,480							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	16.00	AC		1.00	1.00	1.00	445.00	445.00	7,120							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	20.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	160,000							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 20.00 Total Land Value: 8,600 Market: 160,000 Agricultural: 8,600 Common: 0 PRINTED 11/16/2026 BY SYS