

(AKA PARCEL "F" DESC AS):
 COMM SW COR OF NW1/4 OF SE1/4,
 RUN E 11.79 FT TO E R/W OF

COLEMAN PATRICIA
 195 SW SEBASTIAN CIRCLE
 LAKE CITY, FL 32024

2026

26-3S-15-00246-004


| BUILDING CHARACTERISTICS | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | | | | | | | |
|--|------------|--------------|----------------------|-----|-----|----------|-------|----------|----------------|--------------------|---------|-------------|-------------|----------------|-----------------|----------------|------------|-----------------------------|------|---|--------|-------------------|----|--------|--|--|--|--|--|--|--|
| ELEMENT | CD | CONSTRUCTION | | | | | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,000 TOTAL LAND VALUE - MARKET 5,920 TOTAL MARKET VALUE 12,920 SOH/AGL Deduction 1,119 ASSESSED VALUE 11,801 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 11,801 TOTAL JUST VALUE 12,920 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 11,810 | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | PERMIT NUM DESCRIPTION AMT ISSUED 18671 M H 125 08/29/2001 | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1307/1927 1/06/2016 QC U V 11 100 GRANTOR: GWENDOLYN HODGE ETAL GRANTEE: COLEMAN PATRICIA | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | BLD DATE LGL DATE XF DATE LAND DATE 04/15/2026 MLU INC DATE AG DATE | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | 9945 | Well/Sept | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | | | | | | | | | | | | | | | | |
| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | | | | | | | |
| 1 | 0000 | C | VAC RES | 0 | | A-1 | 0.00 | 0.00 | 0.74 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 5,920 | | | | | | | | | | | | | | |
| REVIEW DATE 02/24/2023 BY ks Total Acres: 0.74 Total Land Value: 5,920 Market: 0 Agricultural: 0 Common: 5,920 PRINTED 06/22/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |