

COMM INTERS OF E LINE OF SEC & N SAID PT BEING ON A CURVE, RUN W' 156.38 FT, N 73 DG W 389.60 FT S

COOMBS ROBERT/COOMBS EDWINA 225 NW PRIMITIVE GLN LAKE CITY, FL 32055

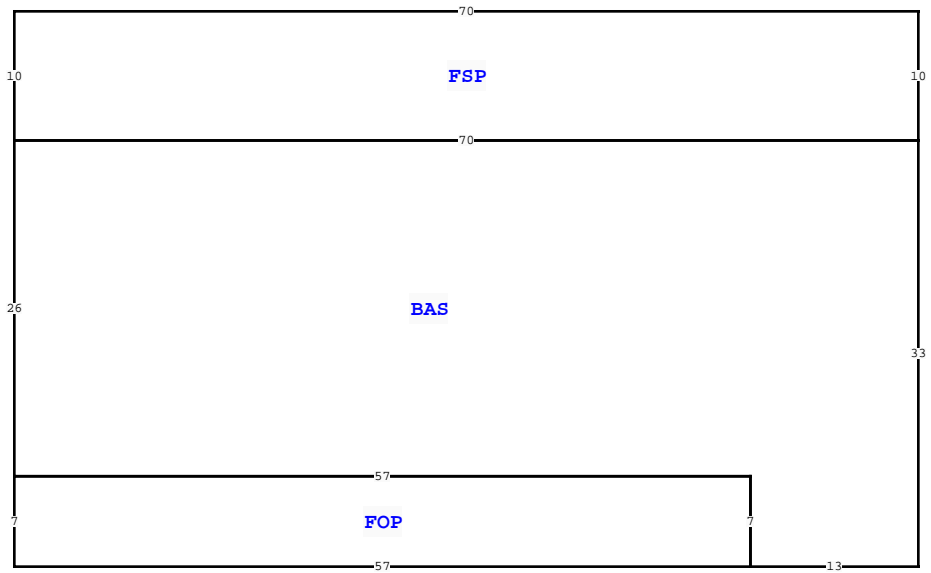
2026

26-3S-16-02305-124



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	26316.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,911	100	
FOP	399	30	
FSP	700	40	
TOTALS	3,010		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2026								
			Heated Area: 1911			HX Base Yr					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	244,707			
TOTAL MARKET OB/XF VALUE	10,078			
TOTAL LAND VALUE - MARKET	53,800			
TOTAL MARKET VALUE	308,585			
SOH/AGL Deduction	0			
ASSESSED VALUE	308,585			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	308,585			
TOTAL JUST VALUE	308,585			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	307,301			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042822	Roof Replacement	19,600	09/24/2021
18124	SFR	344	04/05/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/873	2/10/2025	WD	Q	I	01	390,000
GRANTOR: RUCKER COREY T						
GRANTEE: COOMBS ROBERT						
1202/1820	10/05/2010	WD	Q	I	01	187,000
GRANTOR: KEVIN & BRITTANY STOE						
GRANTEE: COREY T & FRANCESCA						

EXTRA FEATURES															BLD DATE		LGL DATE																
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	INC DATE	AG DATE														
1	0166	CONC, PAVMT	0	0	0	0	2,312.00	UT	2.50	2.50	80	2009	2009	3	80	4,624																	
2	0060	CARPORT F	0	0	24	25	600.00	UT	4.50	4.50	100	2009	2009	3	100	2,700																	
3	0294	SHED WOOD/	0	0	14	14	196.00	UT	12.00	12.00	80	2009	2009	3	80	1,882																	
4	0261	PRCH, UOP	0	0	6	14	84.00	UT	8.00	8.00	100	2009	2009	3	100	672																	
5	0252	LEAN-TO W/	0	0	10	10	100.00	UT	2.00	2.00	100	2009	2009	3	100	200																	
TOTALS															3,010		2,311	244,707															

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		A-1	0.00	0.00	5.38	AC		1.00	1.00	1.00	10,000.00	10,000.00	53,800							