

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

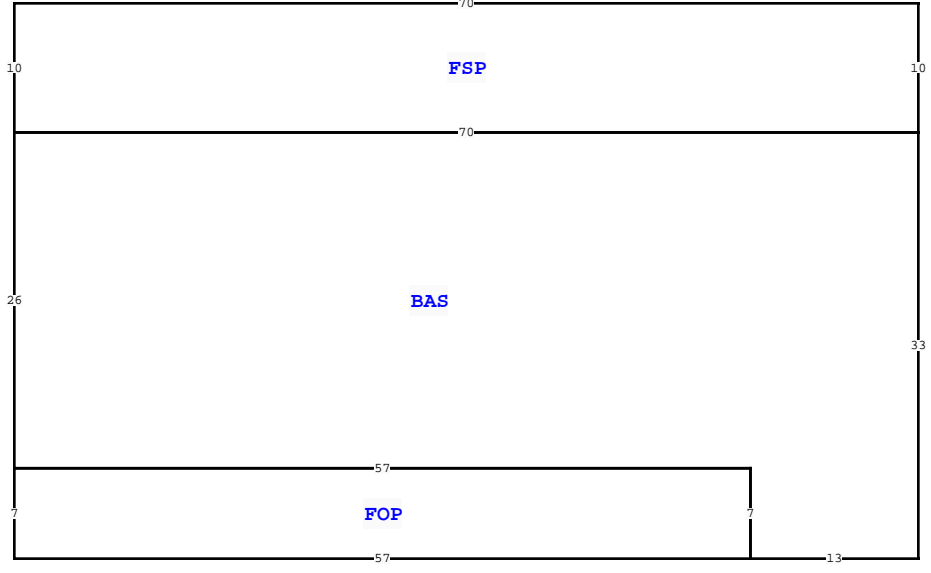
COOMBS ROBERT/COOMBS EDWINA 225 NW PRIMITIVE GLN LAKE CITY, FL 32055

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	05	05	
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		
		2,311	228,974

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%	- 2026		Heated Area: 1911					HX Base Yr	2026



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			228,974	
TOTAL MARKET OB/XF VALUE			10,078	
TOTAL LAND VALUE - MARKET			53,800	
TOTAL MARKET VALUE			292,852	
SOH/AGL Deduction			0	
ASSESSED VALUE			292,852	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			241,441	
TOTAL JUST VALUE			292,852	
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 STO						
GRANTEE: COREY T & FRANCESCA						

EXTRA FEATURES															225 NW PRIMITIVE GLN, LAKE CITY		
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	2,312.00	UT	2.50	2.50	80	2009	2009	3	80	4,624	
2	0060	CARPORT F	0	100	24	25	600.00	UT	4.50	4.50	100	2009	2009	3	100	2,700	
3	0294	SHED WOOD/	0	100	14	14	196.00	UT	12.00	12.00	80	2009	2009	3	80	1,882	
4	0261	PRCH, UOP	0	100	6	14	84.00	UT	8.00	8.00	100	2009	2009	3	100	672	
5	0252	LEAN-TO W/	0	100	10	10	100.00	UT	2.00	2.00	100	2009	2009	3	100	200	

LAND DESCRIPTION										TOTAL OB/XF										10,078				
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	0.00	0.00	5.38	AC		1.00	1.00	1.00	10,000.00	10,000.00	53,800							