S1/2 OF NW1/4 & N1/2 OF SW1/4
AS LIES W OF WHITE SPRINGS RD
EX 5 AC IN NE COR OF SW1/4 OF

COATS INEZ JONES/ADAMS EFFIE JONES
19805 SW 134TH AVE
MIAMI, FL 33177

2027

30-2S-16-01791-000

BUILDING CHARACTERISTICS

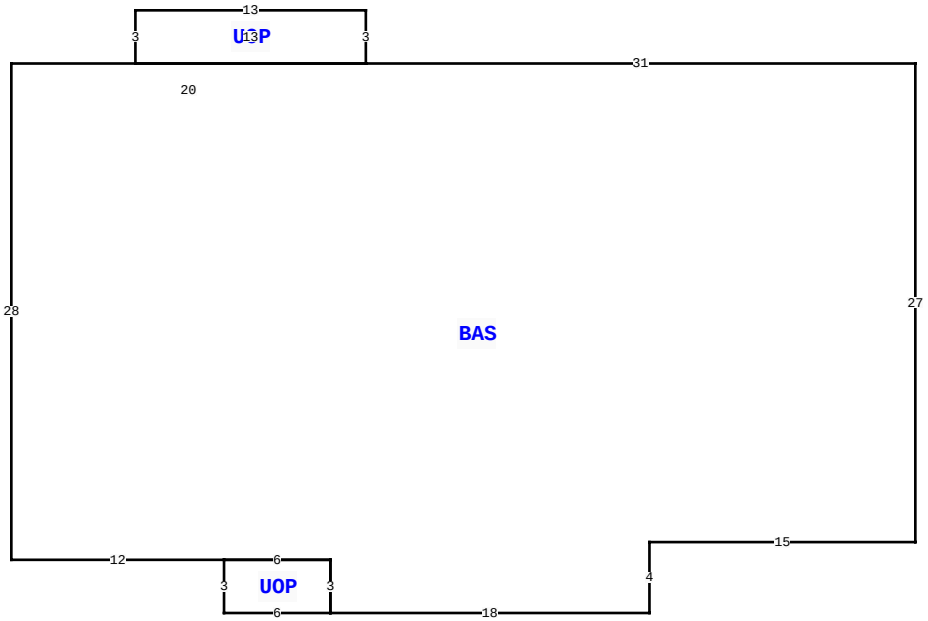
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 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	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	30216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,467	100		1,467	83,903
UOP	18	20		4	229
UOP	39	20		8	458
TOTALS	1,524			1,479	84,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,479	79.9920	87.99	130,137	1960	1960	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 1467 HX Base Yr



1490 NW COMBS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	05/15/2022 SPF

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0296	SHED METAL	0	0	10	13	130.00	UT	3.50	3.50	100	1993	1993	3	100	455	
4	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
5	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
8	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
9	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
10	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	84,589
TOTAL MARKET OB/XF VALUE	17,955
TOTAL LAND VALUE - MARKET	262,500
TOTAL MARKET VALUE	127,574
SOH/AGL Deduction	0
ASSESSED VALUE	127,574
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	127,574
TOTAL JUST VALUE	365,044
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	366,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041950	Roof Replacement	8,720	05/19/2021
15860	M H	125	08/04/1999
10804	M H	125	02/26/1996
9420	M H	125	03/07/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1291/1833	3/26/2015	WD	U	I	11	100

GRANTOR: INEZ GARDNER K/N/A IN

GRANTEE: INEZ JONES COATS &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 UOP= N3 W13 S3 E13$ W20 S28 E12 UOP= S3 E6 N3 W6$ E6 S3 E18 N4 E15 N27$.

LAND DESCRIPTION

TOTAL OB/XF 16,955

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	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500							
2	6200	A	PASTURE 3	0			0.00	0.00	65.00	AC		1.00	1.00	1.00	280.00	280.00	18,200							
3	5200	A	CROPLAND 2	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	370.00	370.00	3,330							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	74.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	259,000							

REVIEW DATE 12/14/2022 BY JD Total Acres: 75.00 Total Land Value: 25,030 Market: 259,000 Agricultural: 21,530 Common: 3,500 PRINTED 11/17/2026 BY SYS

S1/2 OF NW1/4 & N1/2 OF SW1/4
AS LIES W OF WHITE SPRINGS RD
EX 5 AC IN NE COR OF SW1/4 OF

COATS INEZ JONES/ADAMS EFFIE JONES
19805 SW 134TH AVE
MIAMI, FL 33177

2027

30-2S-16-01791-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	30216.00	1.00/	

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

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	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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TOTAL JUST VALUE	365,044
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	366,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: INEZ GARDNER K/N/A IN

GRANTEE: INEZ JONES COATS &

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0285	SALVAGE	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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

REVIEW DATE 12/14/2022 BY JD Total Acres: 75.00 Total Land Value: 25,030 Market: 259,000 Agricultural: 21,530 Common: 3,500 PRINTED 11/17/2026 BY SYS