COMM SW COR OF NE1/4 OF SW1/4, E
N 11.3 FT FOR POB, N 50 DEG W 78
TO S R/W US-90, N 48 DEG E 200 F

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

**2027**

**31-3S-17-05936-000**

## BUILDING CHARACTERISTICS

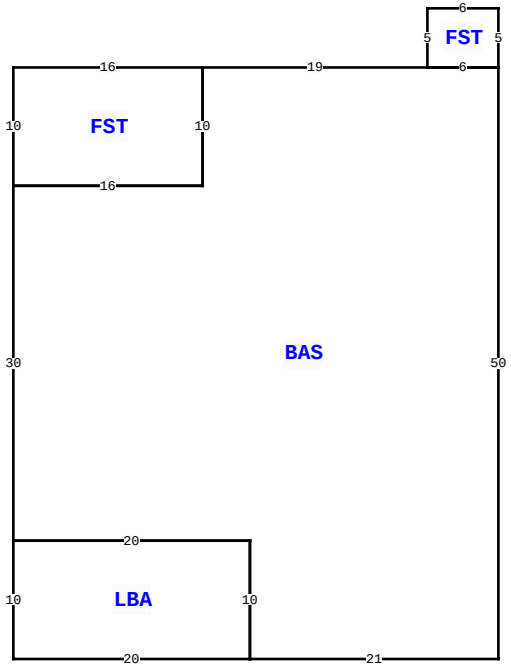
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 90 |
| Exterior Wall | 19 | COMMON BRK 10 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 06 | VINYL ASB 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 4 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| RMS | | 7 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 1900 | PROFESS SVC/BLD |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 31317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,690 | 100 | | 1,690 | 54,849 |
| FST | 30 | 50 | | 15 | 487 |
| FST | 160 | 50 | | 80 | 2,597 |
| LBA | 200 | 110 | | 220 | 7,140 |
| TOTALS | 2,080 | | | 2,005 | 65,072 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4900 | 04 | 2,005 | 87.7170 | 64.91 | 130,145 | 1969 | 1969 | 0 | 0 | 0 | 50.00 | 50.00 |

1 OFFICE LOW 0% - 2021 Heated Area: 1890 HX Base Yr




1426 W US HIGHWAY 90 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/12/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,900 | |
| 2 | 0140 | CLFENCE 6 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2024 | 2023 | | 100 | 1,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 65,072 |
| TOTAL MARKET OB/XF VALUE | 2,900 |
| TOTAL LAND VALUE - MARKET | 690,393 |
| TOTAL MARKET VALUE | 758,365 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 758,365 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 758,365 |
| TOTAL JUST VALUE | 758,365 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 758,365 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047066 | Roof Replacement | 10,600 | 04/25/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1426/2704 | 9/16/2020 | WD | U | I | 11 | 100 |
| GRANTOR: COLEMAN ALLEN D & CHI | | | | | | |
| GRANTEE: COLEMAN FAMILY REVO | | | | | | |
| 0923/1969 | 3/30/2001 | WD | Q | I | | 425,000 |
| GRANTOR: RALPH & CAROLYN WITT | | | | | | |
| GRANTEE: ALLEN & CHING PING | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W19 FST= W16 S10 E16 N10$ S10 W16 S30 LBA= S10 E20N10 W20$ E20 S10 E21 N50 FST= N5 W6 S5 E6$ W6$.

## LAND DESCRIPTION

TOTAL OB/XF 2,900

| 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 | 1900 | C | PROF BLDG | 0 | | CG | 200.00 | 330.00 | 66,000.00 | SF | | 1.00 | 1.00 | 0.90 | 9.50 | 8.55 | 564,300 | | | | | | | |
| 2 | 1900 | C | PROF BLDG | 0 | | CG | 0.00 | 0.00 | 77,835.00 | SF | | 1.00 | 1.00 | 0.81 | 2.00 | 1.62 | 126,093 | | | | | | | |

REVIEW DATE 04/29/2024 BY TP Total Acres: 3.30 Total Land Value: 690,393 Market: 0 Agricultural: 0 Common: 690,393 PRINTED 11/17/2026 BY SYS