BEG NE COR OF W1/2 OF SW1/4 OF S
267.6 FT TO US-90, NE ALONG R/W
FOR POB, E 210 FT, S 452.5 FT, W

COLEMAN ALLEN D/COLEMAN CHING P
385 SW ARLINGTON BLVD
LAKE CITY, FL 32025

2027

31-3S-17-05952-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	MISC COMMERCIAL	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1292 W US HIGHWAY 90 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,500
TOTAL LAND VALUE - MARKET	672,004
TOTAL MARKET VALUE	675,504
SOH/AGL Deduction	0
ASSESSED VALUE	675,504
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	675,504
TOTAL JUST VALUE	675,504
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	675,504

LAND:3:1: DOR 1998
BLDG:2:1: ALL AMERICAN DOR 1998
XFOB:2:1: DOR 1998
XFOB:1:1: ALL AMERICAN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054163	Remodel	50,000	05/05/2026
18378	ADDN COMM	129	06/11/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/1731	11/01/2021	WD	Q	I	01	600,000
GRANTOR: DICKS FAMILY DEVELOPE						
GRANTEE: COLEMAN ALLEN D						
1053/2793	8/04/2005	WD	Q	I	06	600,000
GRANTOR: LENVIL DICKS						
GRANTEE: DICKS FAMILY DEVELO						

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
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	1001	C	MISC COMMERC	0		*CG	210.00	300.00	63,000.00	SF		1.00	1.00	1.00	9.50	9.50	598,500							
2	1001	C	MISC COMMERC	0		*CG	0.00	0.00	36,752.00	SF		1.00	1.00	1.00	2.00	2.00	73,504							

REVIEW DATE 03/09/2026 BY JB Total Acres: 2.29 Total Land Value: 672,004 Market: 0 Agricultural: 0 Common: 672,004 PRINTED 11/16/2026 BY SYS