

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

2026

31-3S-17-05952-000


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																					
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																			
																				VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 3,500 TOTAL LAND VALUE - MARKET 572,252 TOTAL MARKET VALUE 575,752 SOH/AGL Deduction 0 ASSESSED VALUE 575,752 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 575,752 TOTAL JUST VALUE 575,752 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 575,752																																					
																				LAND: 3:1: DOR 1998 BLDG: 2:1: ALL AMERICAN DOR 1998 XFOB: 2:1: DOR 1998 XFOB: 1:1: ALL AMERICAN																																					
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EXTRA FEATURES																																																									
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	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	3,500																																										
LAND DESCRIPTION																				TOTAL OB/XF 3,500																																					
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	1001	C	MISC COMMERC	0		*CG	210.00	300.00	63,000.00	SF		1.00	1.00	1.00	8.50	8.50	535,500																																								
2	1001	C	MISC COMMERC	0		*CG	0.00	0.00	36,752.00	SF		1.00	1.00	1.00	1.00	1.00	36,752																																								
REVIEW DATE 04/11/2016 BY DF Total Acres: 2.29 Total Land Value: 572,252 Market: 0 Agricultural: 0 Common: 572,252 PRINTED 05/08/2026 BY SYS																																																									