

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 672,004 TOTAL MARKET VALUE 675,504 SOH/AGL Deduction 42,177 ASSESSED VALUE 633,327 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 633,327 TOTAL JUST VALUE 675,504 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 <table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr> <td>000054163</td> <td>Remodel</td> <td>50,000</td> <td>05/05/2026</td> </tr> <tr> <td>18378</td> <td>ADDN COMM</td> <td>129</td> <td>06/11/2001</td> </tr> </tbody> </table>										PERMIT NUM	DESCRIPTION	AMT	ISSUED	000054163	Remodel	50,000	05/05/2026	18378	ADDN COMM	129	06/11/2001
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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																				1292 W US HIGHWAY 90 , LAKE CITY																					
EXTRA FEATURES																				<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>05/12/2026</td> </tr> </tbody> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						05/12/2026
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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 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	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 06/22/2026 BY SYS																																									