BEG SE COR OF NW1/4 OF SW1/4, E
POB, E 48.62 FT, NE PARALLEL TO
NW 786.12 FT TO S R/W US-90, SW

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

2027

31-3S-17-06181-000

BUILDING CHARACTERISTICS

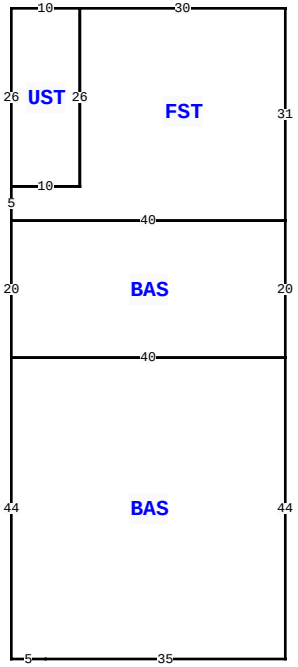
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	17	MSNRY STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
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	800	100		800	19,404
BAS	1,760	100		1,760	42,689
FST	980	50		490	11,885
UST	260	40		104	2,523
TOTALS	3,800			3,154	76,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	3,154	75.7952	48.51	153,001	1968	1968	0	0	0	50.00	50.00

1 STORE RETL 0% - 2021 Heated Area: 2560 HX Base Yr



1472 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	131,852
TOTAL MARKET OB/XF VALUE	3,500
TOTAL LAND VALUE - MARKET	123,614
TOTAL MARKET VALUE	258,966
SOH/AGL Deduction	0
ASSESSED VALUE	258,966
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,966
TOTAL JUST VALUE	258,966
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2200	REMODEL	83	06/29/2011
2477	ADDN COMM	87	09/20/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/2708	9/16/2020	WD	U	I	11	100
GRANTOR: COLEMAN ALLEN D &						
GRANTEE: COLEMAN FAMILY REVO						
1305/1380	12/02/2015	WD	Q	I	01	180,000
GRANTOR: BOB & SANDRA REALTY L						
GRANTEE: ALLEN D & CHING P C						

BUILDING NOTES

BUILDING DIMENSIONS

FST= W30 UST= W10 S26 E10 N26$ S26 W10 S5 E40 BAS= W40 S20 E40 BAS= W40 S44 E5 E35 N44$ N20$ N31$.

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	1100	C	STORE 1FLR	0		*CG	48.00	330.00	8,600.00	SF		1.00	1.00	0.75	9.50	7.13	61,275							
2	1100	C	STORE 1FLR	0		*CG	48.00	525.00	26,248.00	SF		1.00	1.00	0.25	9.50	2.38	62,339							

REVIEW DATE 04/29/2024 BY TP Total Acres: 0.80 Total Land Value: 123,614 Market: 0 Agricultural: 0 Common: 123,614 PRINTED 11/16/2026 BY SYS

BEG SE COR OF NW1/4 OF SW1/4, E
POB, E 48.62 FT, NE PARALLEL TO
NW 786.12 FT TO S R/W US-90, SW

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2027

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BUILDING CHARACTERISTICS

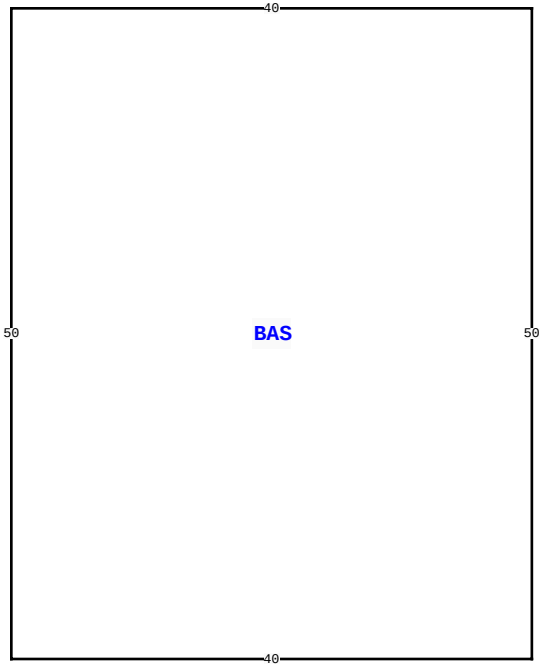
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
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	2,000	100		2,000	55,352
TOTALS	2,000			2,000	55,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8701	06	2,000	111.3840	38.98	77,960	2002	2002	0	0	0	29.00	71.00

2 PREF M B S 0% - 2021 Heated Area: 2000 HX Base Yr



1472 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
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COLUMBIA COUNTY PROPERTY

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ASSESSED VALUE	258,966
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,966
TOTAL JUST VALUE	258,966
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/2708	9/16/2020	WD	U	I	11	100
GRANTOR: COLEMAN ALLEN D &						
GRANTEE: COLEMAN FAMILY REVO						
1305/1380	12/02/2015	WD	Q	I	01	180,000
GRANTOR: BOB & SANDRA REALTY L						
GRANTEE: ALLEN D & CHING P C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S50 E40 N50$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 04/29/2024 BY TP Total Acres: 0.80 Total Land Value: 123,614 Market: 0 Agricultural: 0 Common: 123,614 PRINTED 11/16/2026 BY SYS