

BEG SE COR OF NW1/4 OF SW1/4,
 RUN E 205.83 FT FOR POB, E
 48.62 FT, NE PARALLEL TO ACL

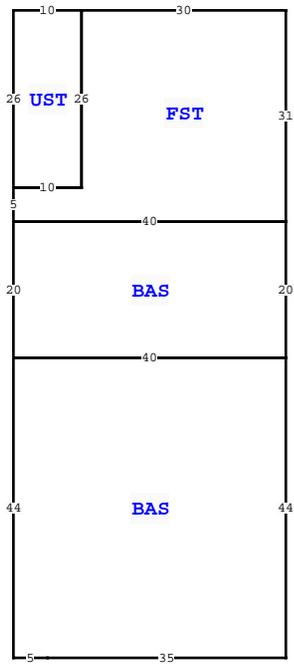
COLEMAN FAMILY REVOCABLE TRUST
 385 SW ARLINGTON BLVD
 LAKE CITY, FL 32025

2026

31-3S-17-06181-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	90
Exterior Wall	17	MSNRY STUC	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Fixtures	03	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
BAS	800	100	
BAS	1,760	100	
FST	980	50	
UST	260	40	
TOTALS	3,800		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	STORE RETL	0%	- 2021									Heated Area: 2560 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			142,194
TOTAL MARKET OB/XF VALUE			3,500
TOTAL LAND VALUE - MARKET			110,602
TOTAL MARKET VALUE			256,296
SOH/AGL Deduction			0
ASSESSED VALUE			256,296
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			256,296
TOTAL JUST VALUE			256,296
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			246,315

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						

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	1993	1993	3	100	2,500	
2	0140	CLFENCE	6	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	

BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 04/09/2024 MLU

BUILDING NOTES													
1472 W US HIGHWAY 90 , LAKE CITY													

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										
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	1100	C	STORE 1FLR	0		*CG	48.00	330.00	8,600.00	SF		1.00	1.00	0.75	8.50	6.38	54,825							
2	1100	C	STORE 1FLR	0		*CG	48.00	525.00	26,248.00	SF		1.00	1.00	0.25	8.50	2.13	55,777							

