

W DIV: COMM SE COR OF SE1/4  
 OF NW1/4, RUN N 256.35 FT FOR  
 POB, CONT N 251.68 FT TO RR,

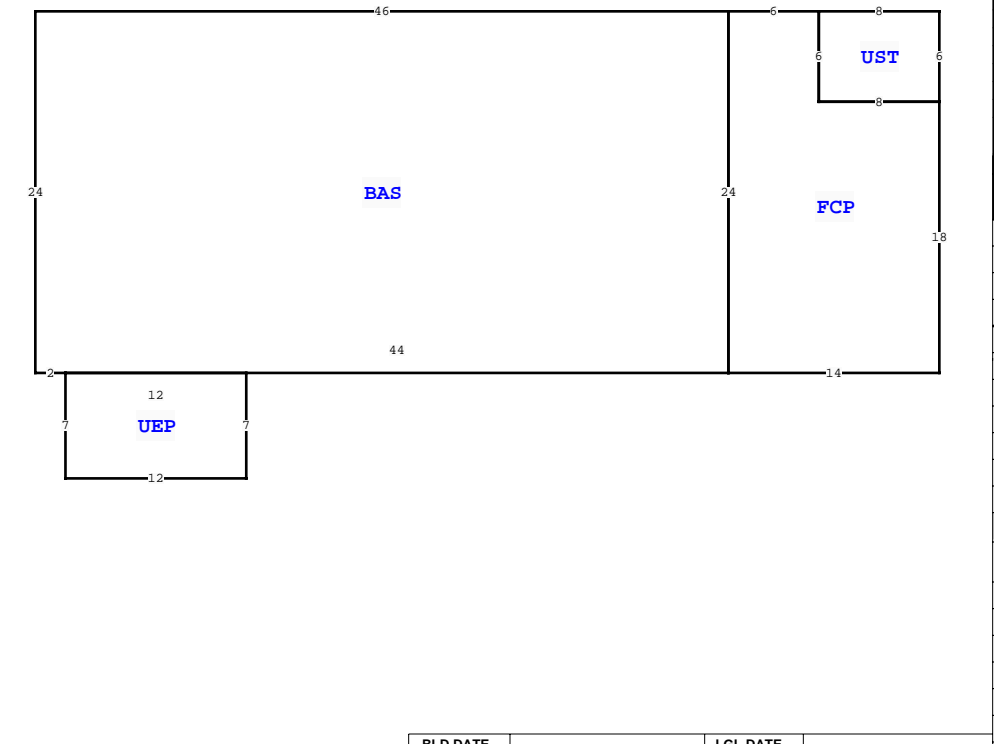
COLEMAN FAMILY REVOCABLE TRUST  
 385 SW ARLINGTON BLVD  
 LAKE CITY, FL 32025-5607

**2026**

31-3S-17-12491-000  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	02 WINDOW 100
Heating Type	01 NONE 100
Bedrooms	2 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,248	92.6160	103.73	129,455	1949	1980		0	0	35.00	65.00



DOR CODE		MAP AREA		SUBAREA MARKET VALUE	
0100	SINGLE FAMILY	12	06	74,437	
NEIGHBORHOOD/LOC		840317.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	74,437
FCP	288	25		72	4,855
UEP	84	60		50	3,372
UST	48	45		22	1,483
<b>TOTALS</b>	<b>1,524</b>			<b>1,248</b>	<b>84,146</b>

EXTRA FEATURES		BLD DATE		LGL DATE	
L	OB/XF CODE	DESCRIPTION	BLD	CAP	L
1	0120	CLFENCE 4	0	0	31
2	0296	SHED METAL	0	0	6

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	0120	CLFENCE 4		0	0	31	10	310.00	UT	2.00	2.00	50	1990	1990	3	50	310	
2	0296	SHED METAL		0	0	6	12	72.00	UT	1.50	1.50	100	1980	1980	3	100	108	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR		0			*RSF-2	0.00	0.00	13,503.00	SF		1.00	1.00	1.00	1.25	1.25	16,879							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		84,146	
TOTAL MARKET OB/XF VALUE		418	
TOTAL LAND VALUE - MARKET		16,879	
TOTAL MARKET VALUE		101,443	
SOH/AGL Deduction		0	
ASSESSED VALUE		101,443	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		101,443	
TOTAL JUST VALUE		101,443	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		97,392	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
704	MAINT/ALTR	0	08/08/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1426/2712	9/16/2020	WD	U	I	11	100
GRANTOR: COLEMAN ALLEN D & CHI						
GRANTEE: COLEMAN FAMILY REVO						
0901/1137	4/28/2000	WD	Q	I		50,000
GRANTOR: G CLARK						
GRANTEE: ALLEN & CHING P COL						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W46 S24 E2 UEP= S7 E12 N7 W12\$ E44 FCP= E14 N18 UST= N6 W8 S6 E8\$ W8 N6 W6 S24\$ N24\$.	