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

2027

31-3S-17-12491-000

BUILDING CHARACTERISTICS

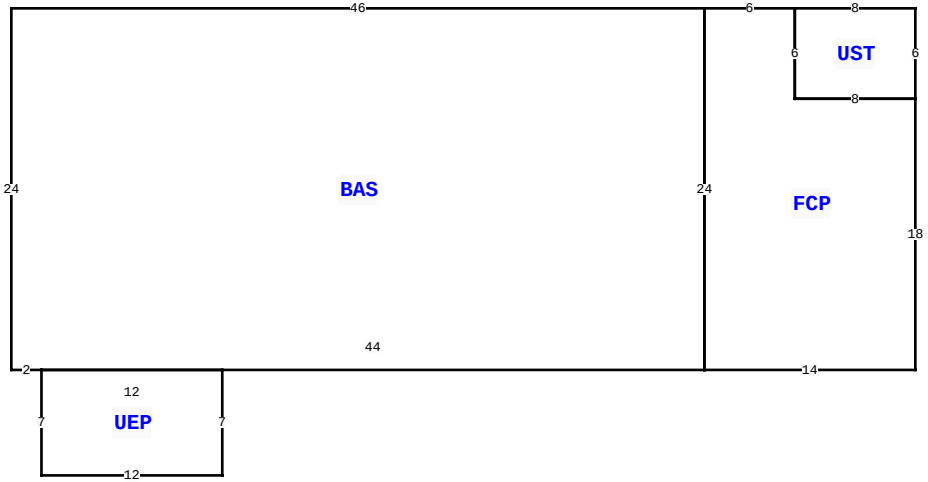
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
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	73,109
FCP	288	25		72	4,768
UEP	84	60		50	3,311
UST	48	45		22	1,457
TOTALS	1,524			1,248	82,645

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	101.88	127,146	1949	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 1104 HX Base Yr



263 SW ARLINGTON BLVD, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	82,645
TOTAL MARKET OB/XF VALUE	418
TOTAL LAND VALUE - MARKET	16,879
TOTAL MARKET VALUE	99,942
SOH/AGL Deduction	0
ASSESSED VALUE	99,942
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,942
TOTAL JUST VALUE	99,942
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,443

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$.

LAND DESCRIPTION

TOTAL OB/XF 418

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	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							

REVIEW DATE 09/07/2016 BY DF Total Acres: 0.31 Total Land Value: 16,879 Market: 0 Agricultural: 0 Common: 16,879 PRINTED 11/17/2026 BY SYS