

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
PAGE 1 of 1

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				
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	75,764
FCP	288	25		72	4,941
UEP	84	60		50	3,431
UST	48	45		22	1,510
TOTALS	1,524			1,248	85,647

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	105.58	131,764	1949	1980	0	0	35.00	65.00

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

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	85,647
TOTAL MARKET OB/XF VALUE	418
TOTAL LAND VALUE - MARKET	12,828
TOTAL MARKET VALUE	98,893
SOH/AGL Deduction	0
ASSESSED VALUE	98,893
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,893
TOTAL JUST VALUE	98,893
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						

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

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			04/27/2022	MLU							

263 SW ARLINGTON BLVD, LAKE CITY

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																						
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	0100	C	SFR	0		*RSF-2	0.00	0.00	13,503.00	SF		1.00	1.00	1.00	0.95	0.95	12,828							