

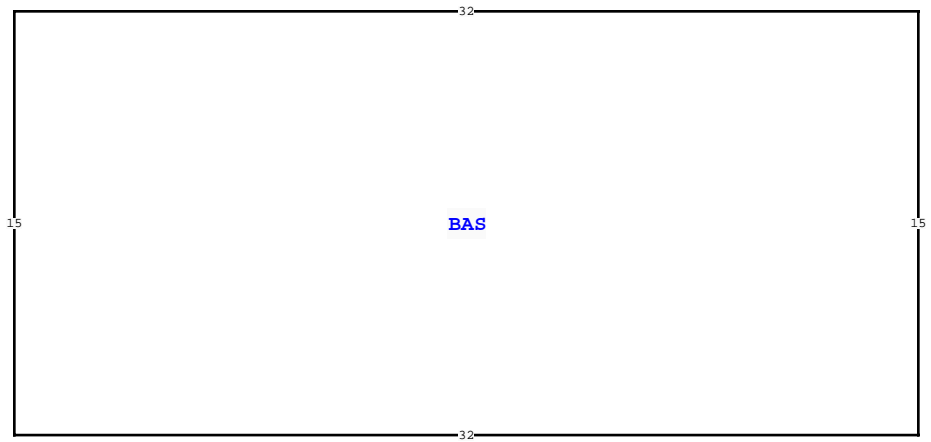
W DIV: BEG SE COR OF SE1/4 OF NW
 N 196.69 FT, W 144.69 FT TO E R/
 ACL RR, SW ALONG R/W 263.73 FT

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

2026

31-3S-17-12492-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	08	SHT VINYL	100
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		1	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architctual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	04	04	
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
BAS	480	100	
TOTALS	480		29,138

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	480	83.3796	93.39	44,827	1950	1950	0	0	35.00	65.00
2 SINGLE FAM			0% - 2021	Heated Area: 480			HX Base Yr				
											
BLD DATE		LGL DATE		05/12/2026	MLU						
XF DATE		LAND DATE									
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		29,138	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		25,410	
TOTAL MARKET VALUE		54,548	
SOH/AGL Deduction		0	
ASSESSED VALUE		54,548	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		54,548	
TOTAL JUST VALUE		54,548	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		51,083	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
899	DEMOLISH	0	09/29/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/2700	9/16/2020	WD	U	I	11	100
GRANTOR: COLEMAN ALLEN D & CHI						
GRANTEE: COLEMAN FAMILY REVO						
0693/0093	8/02/1989	WD	Q	I		45,000
GRANTOR: MACLAREN						
GRANTEE: COLEMAN						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W32 S15 E32 N15\$.	

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																		
295 SW ARLINGTON BLVD, LAKE CITY																																		
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> <td>05/12/2026</td> <td>MLU</td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> <td></td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> <td></td> <td></td> </tr> </table>																	BLD DATE		LGL DATE		05/12/2026	MLU	XF DATE		LAND DATE				INC DATE		AG DATE			
BLD DATE		LGL DATE		05/12/2026	MLU																													
XF DATE		LAND DATE																																
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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		*I	264.00	175.00	46,200.00	SF		1.00	1.00	0.50	1.10	0.55	25,410							