COMM SW COR OF SE1/4 OF SE1/4,
RUN N 303.56 FT FOR POB, CONT
N 811.19 FT, E 491.81 FT, S

COULTER RANDY
486 NE CEMETERY LOOP
LAKE CITY, FL 32055

2027

33-1S-17-04637-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	01	MINIMUM 30
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 03

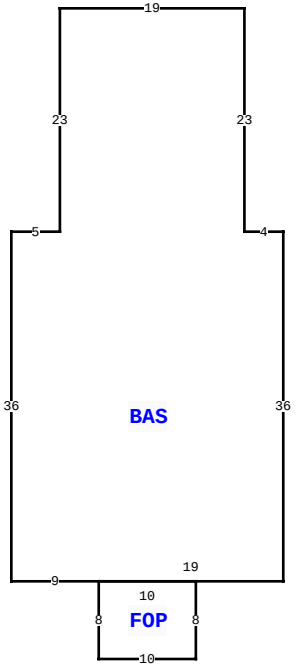
NEIGHBORHOOD/LOC 33117.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,445	100		1,445	59,210
FOP	80	30		24	983
TOTALS	1,525			1,469	60,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,469	57.3091	63.04	92,606	1925	1925	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1445 HX Base Yr 2015



486 NE CEMETERY LOOP, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	60,194
TOTAL MARKET OB/XF VALUE	5,000
TOTAL LAND VALUE - MARKET	57,600
TOTAL MARKET VALUE	122,794
SOH/AGL Deduction	53,382
ASSESSED VALUE	69,412
TOTAL EXEMPTION VALUE	HX HB SX 69,412
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	122,794
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051221	Roof Replacement	13,366	10/23/2024
13888	M H	125	04/13/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1305/1562	11/09/2015	WD	U	I	34	100
GRANTOR: KENNETH RICHARD DISBR						
GRANTEE: RANDY COULTER (SING						
1304/0258	10/30/2015	WD	U	I	34	100
GRANTOR: KENNETH RICHARD DISBR						
GRANTEE: RANDY COULTER (SING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S23 W5 S36 E9 FOP= S8 E10 N8 W10$ E19 N36 W4 N23$.

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	0070	CARPORT UF	0	100	24	30	1.00	UT	1,000.00	1,000.00	50	0	0	3	50	500	
2	0296	SHED METAL	0	100	10	12	1.00	UT	400.00	400.00	25	0	0	3	25	100	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	100	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	100	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	100		A-1	0.00	0.00	9.00	AC		1.00	1.00	0.80	8,000.00	6,400.00	57,600							

REVIEW DATE 08/26/2026 BY JB Total Acres: 9.00 Total Land Value: 57,600 Market: 0 Agricultural: 0 Common: 57,600 PRINTED 11/17/2026 BY SYS