LOT 20 WOODS AT FALLING CREEK.
CT 1252-2328, WD 1276-737, WD 14

SUROS ANDRES JESUS QUESADA/HERNANDEZ DALEXA PENALV
301 NW COLEMAN PL
LAKE CITY, FL 32055

2027

36-2S-16-01890-120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06

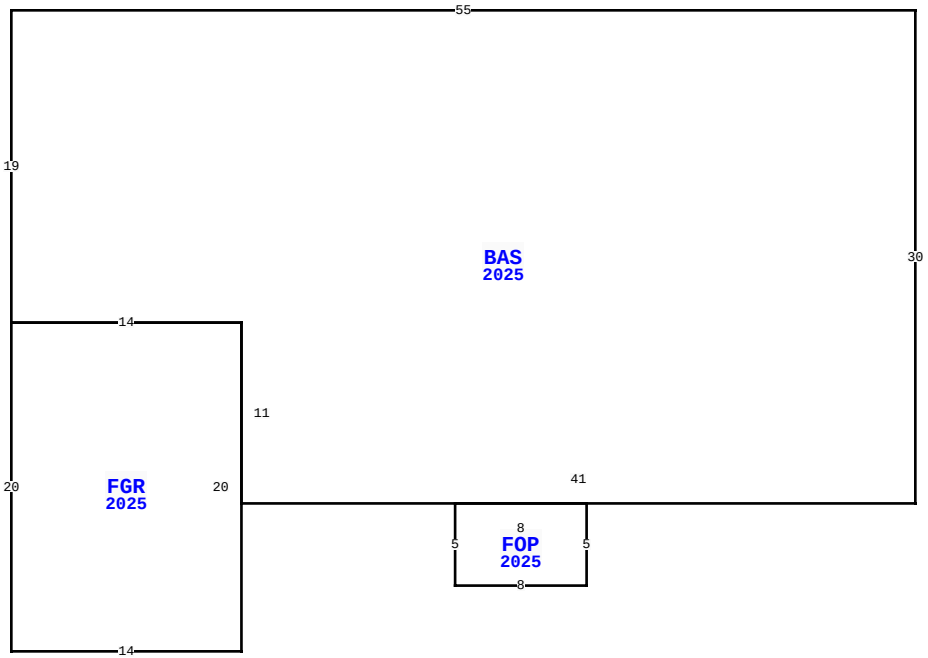
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 36216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,496	100	2025	1,496	181,323
FGR	280	55	2025	154	18,665
FOP	40	30	2025	12	1,454
TOTALS	1,816			1,662	201,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,662	111.3000	122.43	203,479	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 1496 HX Base Yr 2025



301 NW COLEMAN PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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	0166	CONC,PAVMT	0	100	0	0	600.00	UT	3.00	3.00	100	2025	2024		100	1,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		201,444
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		28,836
TOTAL MARKET VALUE		232,080
SOH/AGL Deduction		0
ASSESSED VALUE		232,080
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		180,669
TOTAL JUST VALUE		232,080
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049820	New Residential C	120,000	05/15/2024
000049805	Right-of-Way Acce		05/14/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/1357	9/12/2024	WD	Q	I	01	329,000
GRANTOR: JORGE YASMAMIS REYERS						
GRANTEE: SUROS ANDRES JESUS						
1509/1435	2/28/2024	WD	Q	V	01	32,000
GRANTOR: TYLER GEORGE S IV						
GRANTEE: JORGE YASMAMIS REYE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=0,-10] W55 S19 E14 S11 E41 N30 $
FGR=[YR=2025;ORIG=-55,9] E14 S20 W14 N20 $
FOP=[YR=2025;ORIG=-28,20] E8 S5 W8 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,800

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		PRRD	0.00	0.00	2.67	AC		1.00	1.00	0.90	12,000.00	10,800.00	28,836							

REVIEW DATE 02/27/2026 BY robin Total Acres: 2.67 Total Land Value: 28,836 Market: 0 Agricultural: 0 Common: 28,836 PRINTED 11/17/2026 BY SYS