COMM SW COR OF NE1/4 OF SW1/4, E
N 11.3 FT FOR POB, N 50 DEG W 78
TO S R/W US-90, N 48 DEG E 200 F

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

2023

31-3S-17-05936-000

BUILDING CHARACTERISTICS

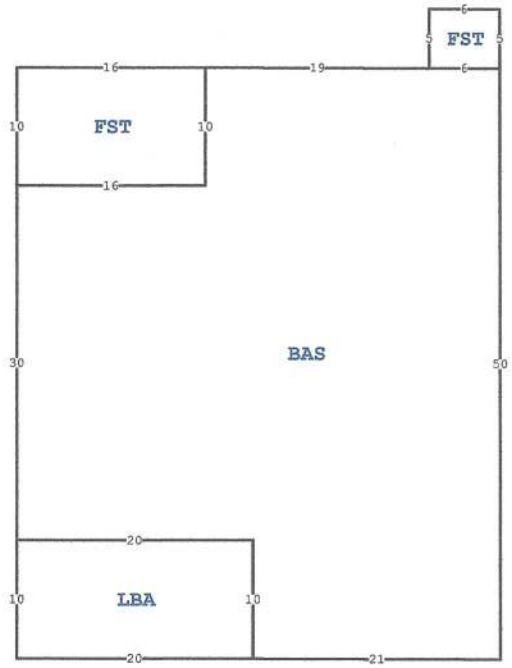
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1900	PROFESS SVC/BLD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,690	100	1,690	49,399
FST	30	50	15	439
FST	160	50	80	2,339
LBA	200	110	220	6,431
TOTALS	2,080		2,005	58,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,005	83.5170	58.46	117,212	1969	1969	0	0	0	50.00	50.00

1 OFFICE LOW - 0% - 2021 HX Base Yr



1426 W US HIGHWAY 90 , LAKE CITY

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

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	58,606
TOTAL MARKET OB/XF VALUE	1,900
TOTAL LAND VALUE - MARKET	493,696
TOTAL MARKET VALUE	554,202
SOH/AGL Deduction	0
ASSESSED VALUE	554,202
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	554,202
TOTAL JUST VALUE	554,202
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1426/2704	9/16/2020	WD	U	I	11	100
GRANTOR: COLEMAN ALLEN D & CHI						
GRANTEE: COLEMAN FAMILY REVO						
0923/1969	3/30/2001	WD	Q	I		425,000
GRANTOR: RALPH & CAROLYN WITT						
GRANTEE: ALLEN & CHING PING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FST= W16 S10 E16 N10$ S10 W16 S30 LBA= S10 E20N10 W20$ E20 S10 E21 N50 FST= N5 W6 S5 E6$ W6$.

LAND DESCRIPTION

TOTAL OB/XF 1,900

L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1900	PROF BLDG	0		CG	200.00	330.00	66,000.00	SF		1.00	1.00	0.90	7.25	6.53	430,650							
2	1900	PROF BLDG	0		CG	0.00	0.00	77,835.00	SF		1.00	1.00	0.81	1.00	0.81	63,046							

REVIEW DATE 08/24/2016 BY DFRP Total Acres: 3.30 Total Land Value: 493,696 Market: 0 Agricultural: 0 Common: 493,696 PRINTED 04/19/2023 BY SYS