THE S 141.05 FT OF N 332.10 FT O
660 FT OF NW1/4 OF NE1/4.

SCLP MANAGEMENT LLC
215 NW FAIRWAY HILLS GLN UNIT
LAKE CITY, FL 32055

2023

06-5S-17-09129-021

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

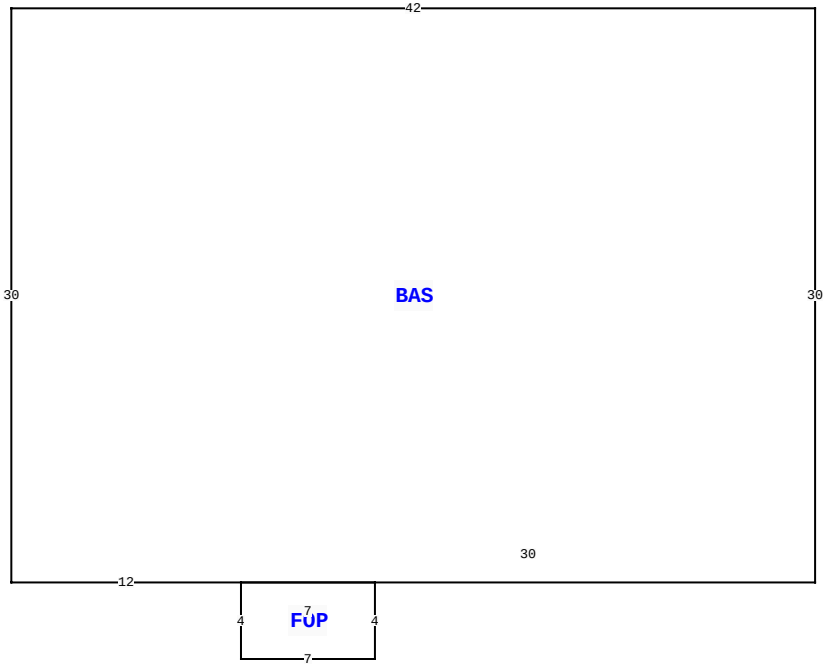
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 6517.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1,260	114,071
FOP	28	30	8	724
TOTALS	1,288		1,268	114,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,268	108.4000	104.06	131,948	2009	2009	0	0	0	13.00	87.00

2 SINGLE FAM – 0% - 2023 Heated Area: 1260 HX Base Yr



258 SW COATES GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	114,795
TOTAL MARKET OB/XF VALUE	1,110
TOTAL LAND VALUE - MARKET	19,260
TOTAL MARKET VALUE	135,165
SOH/AGL Deduction	0
ASSESSED VALUE	135,165
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,165
TOTAL JUST VALUE	135,165
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

XFOB:1:1: BELMONT MH
PRMT:1:1: T/T

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27601	SFR	408	01/28/2009
6802	M H	40	02/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1461/275	3/03/2022	QC	U	I	11	150,000

GRANTOR: ROCCO SARAH
GRANTEE: SCLP MANAGEMENT LLC

1458/1513	12/09/2021	QC	U	I	11	0

GRANTOR: SRRS MANGMNT, LLC
GRANTEE: ROCCO SARAH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S30 E12 FOP= S4 E7 N4 W7$ E30 N30$.

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	0	0	0	592.00	UT	1.88	1.88	100	2009	2009	3	100	1,110	

LAND DESCRIPTION

TOTAL OB/XF 1,110

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	0		A-1	0.00	0.00	1.07	AC		1.00	1.00	1.00	18,000.00	18,000.00	19,260							

REVIEW DATE 07/24/2017 BY RP Total Acres: 1.07 Total Land Value: 19,260 Market: 0 Agricultural: 0 Common: 19,260 PRINTED 09/06/2023 BY SYS