S DIV: LOTS 13 THRU 16 & LOT 12
N & S BY 76 FT E & W OFF N SIDE.
300 FT OF S1/2 OF SW1/4 OF NE1/4

KOON GERALD/LEE LINDSAY
1287 SE INGLEWOOD AVE
LAKE CITY, FL 32025

2026

00-00-00-14276-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,528	100		3,528	252,252
FCP	576	25		144	10,296
FHS	540	60		324	23,166
TOTALS	4,644			3,996	285,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,996	98.2138	110.00	439,560	1950	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 4068 HX Base Yr 2018

1287 SE INGLEWOOD AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		285,714
TOTAL MARKET OB/XF VALUE		11,852
TOTAL LAND VALUE - MARKET		56,846
TOTAL MARKET VALUE		354,412
SOH/AGL Deduction		144,597
ASSESSED VALUE		209,815
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		159,093
TOTAL JUST VALUE		354,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,412

LAND:1:1: 240 X 168.5 + 102,120 SF = 3.27 AC. 2.61

PERMIT NUM	DESCRIPTION	AMT	ISSUED
858	MAINT/ALTR	0	10/18/2017
1284	DEMOLISH	5	04/28/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1344/1344	9/25/2017	TR	U	I	16	85,000
GRANTOR: PENNY W WEBER INDIV &						
GRANTEE: GERALD KOON & LINDS						
1344/2523	9/11/2017	TR	U	I	16	85,000
GRANTOR: J Y WILSON INDIV & AS						
GRANTEE: GERALD KOON & LINDS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= 3528$ FCP= 576$ FHS= 540$.

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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	30	1970	1970	3	30	10,752	
2	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 11,852

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	0133	C	SFR LAKE	100		*RSF-2	240.00	473.00	113,691.60	SF		1.00	1.00	0.50	1.00	0.50	56,846							

REVIEW DATE 11/19/2019 BY HC Total Acres: 2.61 Total Land Value: 56,846 Market: 0 Agricultural: 0 Common: 56,846 PRINTED 10/10/2025 BY SYS