

COMM NW COR OF SW1/4 OF NE1/4, R
R/W OF RD, RUN S 442 FT, E 888 F
E 222 FT, S 196 FT TO N' LINE OF

COHOON ALBERT D
283 SW JUNE GLN
LAKE CITY, FL 32024

2026

06-5S-17-09136-002



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3																				
Exterior Wall	19	COMMON BRK 100	0100	01	1,362	112.5000	126.00	171,612	1973	1973	0	0	35.00	65.00	VALUATION SUMMARY																				
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2005													Heated Area: 1316 HX Base Yr 2005																			
Roof Cover	03	COMP SHNGL 100	FST BAS BAS													VALUATION BY										STANDARD									
Interior Wall	05	DRYWALL 100														Tax Group: 3										Tax Dist:									
Interior Floo	06	VINYL ASB 70														BUILDING MARKET VALUE										111,548									
Interior Floo	14	CARPET 30														TOTAL MARKET OB/XF VALUE										9,768									
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET										20,000									
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE										141,316									
Bedrooms		3 100														SOH/AGL Deduction										63,723									
Bathrooms		1.5 100														ASSESSED VALUE										77,593									
Frame	01	NONE 100														TOTAL EXEMPTION VALUE										HX HB WR SX 77,593									
Stories	1.	1. 100														BASE TAXABLE VALUE										0									
Architectual	05	CONV 100	TOTAL JUST VALUE										141,316																						
Units		0 100	NCON VALUE										0																						
Condition Adj	03	03 100	INCOME VALUE																																
Kitchen Adjus	01	01 100	PREVIOUS YEAR MKT VALUE										141,316																						
Quality			05	05																															
DOR CODE			0100 SINGLE FAMILY																																
MAP NUM																																			
NEIGHBORHOOD/LOC			6517.0100 1.00/																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	216	100		216	17,690																														
BAS	1,100	100		1,100	90,090																														
FST	84	55		46	3,767																														
TOTALS			1,400		1,362	111,548																													
EXTRA FEATURES			283 SW JUNE GLN, LAKE CITY																																
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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800																			
2	0296	SHED METAL	0	100	12	24	288.00	UT	7.00	7.00	100	2005	2005	3	100	2,016																			
3	0296	SHED METAL	0	100	0	0	96.00	UT	7.00	7.00	100	2005	2005	3	100	672																			
4	0060	CARPORT F	0	100	24	24	576.00	UT	5.00	5.00	100	2005	2005	3	100	2,880																			
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500																			
6	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	2,500																			
7	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400																			
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000																		
REVIEW DATE 07/24/2017 BY RP																																			
Total Acres: 1.00					Total Land Value: 20,000					Market: 0					Agricultural: 0					Common: 20,000					PRINTED 11/05/2025 BY SYS										