

LOT 13 VILLAGE WOOD S/D UNIT 1  
ORB 448-192, WD 1314-1050

KOON ARIELLE  
305 SE POLK LN  
LAKE CITY, FL 32025

2026

15-4S-17-08360-013



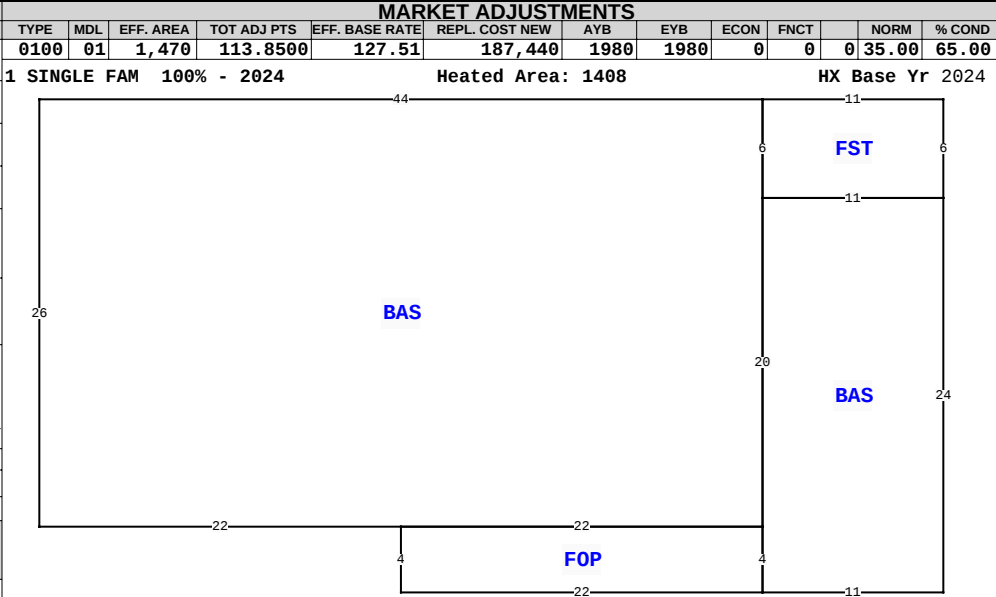
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 12 | CEDAR 50       |
| Exterior Wall            | 19 | COMMON BRK 50  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 90      |
| Interior Floor           | 06 | VINYL ASB 10   |
| 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         |
| Architectural            | 05 | CONV 100       |
| Units                    | 0  | 100            |
| Condition Adj            | 03 | 03 100         |
| Kitchen Adjus            | 01 | 01 100         |

|                                  |                    |    |
|----------------------------------|--------------------|----|
| Quality                          | 05                 | 05 |
| DOR CODE                         | 0100 SINGLE FAMILY |    |
| MAP NUM                          | MKT AREA           | 06 |
| NEIGHBORHOOD/LOC 15417.020 1.00/ |                    |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 264              | 100         |      | 264          | 21,881               |
| BAS       | 1,144            | 100         |      | 1,144        | 94,816               |
| FOP       | 88               | 30          |      | 26           | 2,155                |
| FST       | 66               | 55          |      | 36           | 2,984                |
| TOTALS    | 1,562            |             |      | 1,470        | 121,836              |

| EXTRA FEATURES |            |             |     |     |   |   |       |    |       |                |       |
|----------------|------------|-------------|-----|-----|---|---|-------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0166       | CONC, PAVMT | 0   | 100 | 0 | 0 | 1.00  | UT | 0.00  | 0.00           |       |
| 2              | 0294       | SHED WOOD/  | 0   | 100 | 0 | 0 | 1.00  | UT | 0.00  | 0.00           |       |
| 3              | 0120       | CLFENCE 4   | 0   | 100 | 0 | 0 | 1.00  | UT | 0.00  | 0.00           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | CONSV |
| 1                | 0100     | C   | SFR                  | 100 |     | RSF-2    | 0.00  | 0.00  | 1.00        | LT        |       |



|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 04/21/2023 |
| INC DATE |  | AG DATE   | MLU        |

305 SE POLK LN, LAKE CITY

| COLUMBIA COUNTY PROPERTY  |  |              |  |
|---------------------------|--|--------------|--|
| PAGE 1 of 1               |  |              |  |
| VALUATION SUMMARY         |  |              |  |
| VALUATION BY              |  | STANDARD     |  |
| Tax Group: 2              |  | Tax Dist:    |  |
| BUILDING MARKET VALUE     |  | 121,836      |  |
| TOTAL MARKET OB/XF VALUE  |  | 900          |  |
| TOTAL LAND VALUE - MARKET |  | 18,500       |  |
| TOTAL MARKET VALUE        |  | 141,236      |  |
| SOH/AGL Deduction         |  | 0            |  |
| ASSESSED VALUE            |  | 141,236      |  |
| TOTAL EXEMPTION VALUE     |  | HX HB 50,722 |  |
| BASE TAXABLE VALUE        |  | 90,514       |  |
| TOTAL JUST VALUE          |  | 141,236      |  |
| NCON VALUE                |  | 0            |  |
| INCOME VALUE              |  |              |  |
| PREVIOUS YEAR MKT VALUE   |  | 141,236      |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 30282      | REMODEL     | 0   | 07/13/2012 |

| SALES DATA                     |           |           |       |       |        |            |  |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |  |
| 1314/1050                      | 4/29/2016 | WD Q      | I     | 01    |        | 89,000     |  |
| GRANTOR: NEIL E & SHERIDEN G M |           |           |       |       |        |            |  |
| GRANTEE: ARILLE KOON           |           |           |       |       |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                               |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W44 S26 E22 FOP= S4 E22N4 W22\$ E22 BAS= S4 E11 N24 W11 S20\$ N20 FST= E11 N6 W11 S6\$ N6\$. |  |  |  |  |  |  |  |  |  |  |  |