

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  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	3,528	100	
FCP	576	25	
FHS	540	60	
TOTALS	4,644		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2018									
				Heated Area:	4068			HX Base Yr	2018			

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			285,714
TOTAL MARKET OB/XF VALUE			11,852
TOTAL LAND VALUE - MARKET			113,692
TOTAL MARKET VALUE			411,258
SOH/AGL Deduction			202,054
ASSESSED VALUE			209,204
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			157,793
TOTAL JUST VALUE			411,258
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						

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
1	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	30	1970	1970
2	0130	CLFENCE	5	0	100	0	1.00	UT	0.00	100	2012	2012
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	2012	2012
TOTALS												

BUILDING NOTES		
BLD DATE		
LGL DATE		
XF DATE		
LAND DATE		
INC DATE		
AG DATE		
05/12/2026 MLU		

BUILDING DIMENSIONS												
BAS= 3528\$ FCP= 576\$ FHS= 540\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	240.00	473.00	113,691.60	SF		1.00	1.00	0.50	2.00	1.00	113,692								