

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 Floor	15	HARDTILE 80	
Interior Floor	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 Units	05	CONV 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		290,805	
TOTAL MARKET OB/XF VALUE		11,852	
TOTAL LAND VALUE - MARKET		56,846	
TOTAL MARKET VALUE		359,503	
SOH/AGL Deduction		150,299	
ASSESSED VALUE		209,204	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		157,793	
TOTAL JUST VALUE		359,503	
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			

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	Q	% COND	OB/XF MKT VALUE	NOTES	
1	0280	POOL R/CON	0	100	32	16			70.00	30	1970	1970	3	30	10,752		
2	0130	CLFENCE	5	0	100	0	0		0.00	100	2012	2012	3	100	400		
3	0166	CONC,PAVMT	0	100	0	0			0.00	100	2012	2012	3	100	700		
TOTALS													4,644		3,996	290,805	

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

BUILDING NOTES												
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	1.00	0.50	56,846								