

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

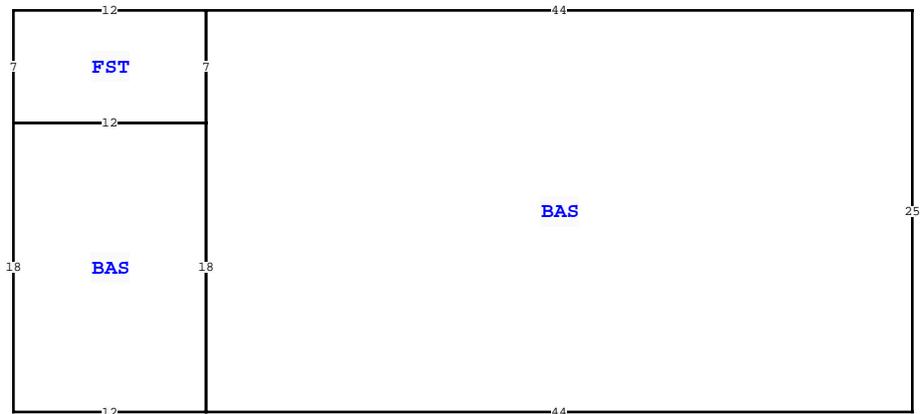
COHOON ALBERT D  
283 SW JUNE GLN  
LAKE CITY, FL 32024

**2026**

06-5S-17-09136-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	06	VINYL ASB	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	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	01
NEIGHBORHOOD/LOC	6517.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	216	100	
BAS	1,100	100	
FST	84	55	
TOTALS	1,400		

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%	- 2005		Heated Area: 1316					HX Base Yr 2005	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			113,539
TOTAL MARKET OB/XF VALUE			9,768
TOTAL LAND VALUE - MARKET			23,000
TOTAL MARKET VALUE			146,307
SOH/AGL Deduction			68,940
ASSESSED VALUE			77,367
TOTAL EXEMPTION VALUE	HX HB WR SX		77,367
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			146,307
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			141,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045891	Solar Power System	27,872	11/09/2022
000041859	Roof Replacement	11,348	05/05/2021
22579	REMODEL	0	12/09/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/681	9/01/2024	LE U		I	14	100

GRANTOR: COHOON ALBERT D  
GRANTEE: COHOON ALBERT D (EN  
0943/1614 12/27/2001 WD Q V 01 100  
GRANTOR: SHIRLEY TALLMAN  
GRANTEE: ALBERT & LORETTA CO

EXTRA FEATURES		283 SW JUNE GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0296	SHED METAL	0 100
3	0296	SHED METAL	0 100
4	0060	CARPORT F	0 100
5	0166	CONC, PAVMT	0 100
6	0040	BARN, POLE	0 100
7	0081	DECKING WI	0 100

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	
TOTAL OB/XF															9,768	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/16/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W44 FST= W12 S7 E12 N7S7 BAS= W12 S18 E12 N18S S18 E44 N25S.	

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	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							