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

2027

06-5S-17-09136-002

BUILDING CHARACTERISTICS

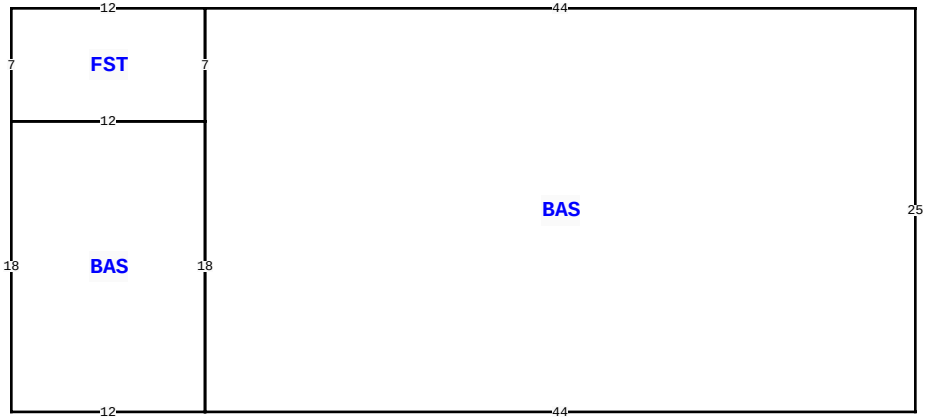
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100		216	17,375
BAS	1,100	100		1,100	88,481
FST	84	55		46	3,700
TOTALS	1,400			1,362	109,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,362	112.5000	123.75	168,548	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 1316 HX Base Yr 2005



283 SW JUNE GLN, LAKE CITY

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

EXTRA FEATURES

LN	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	109,556
TOTAL MARKET OB/XF VALUE	9,768
TOTAL LAND VALUE - MARKET	23,000
TOTAL MARKET VALUE	142,324
SOH/AGL Deduction	62,636
ASSESSED VALUE	79,688
TOTAL EXEMPTION VALUE	HX HB WR SX 79,688
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	142,324
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045891	Solar Power Syste	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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 FST= W12 S7 E12 N7$S7 BAS= W12 S18 E12 N18$ S18 E44 N25$.

LAND DESCRIPTION

TOTAL OB/XF 9,768

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 07/24/2017 BY RP Total Acres: 1.00 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS