LOT 10 EX S 40 FT THEREOF & ALL
WINGATE ESTATES.

COON ROBERT M/COON KIMBERLY
305 SW GRANITE CT
LAKE CITY, FL 32024

2027

21-4S-16-03081-210

BUILDING CHARACTERISTICS

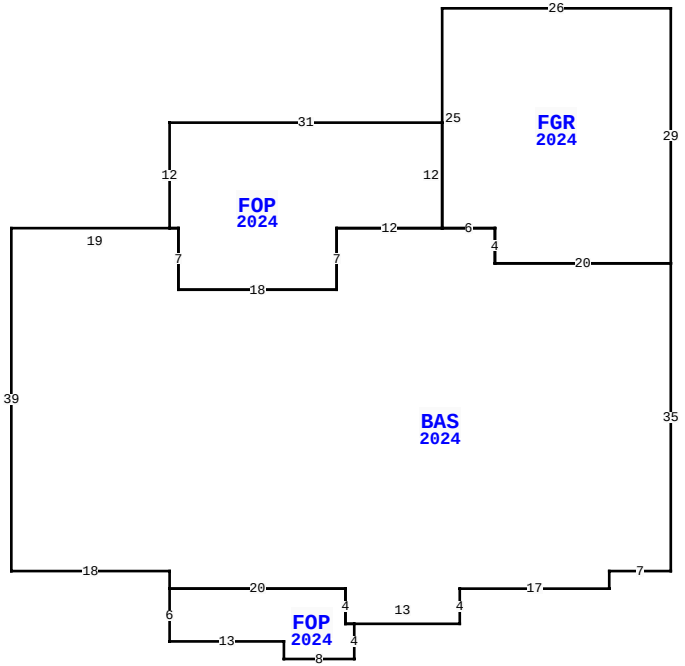
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	21416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,871	100	2024	2,871	353,048
FGR	730	55	2024	402	49,434
FOP	138	30	2024	41	5,042
FOP	498	30	2024	149	18,323
TOTALS	4,237			3,463	425,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,463	114.0720	125.48	434,537	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2871 HX Base Yr 2024



305 SW GRANITE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	0030	BARN,MT	0	100	30	50	1,500.00	UT	15.00	15.00	100	2023	2022		100	22,500	
2	0166	CONC,PAVMT	0	100	0	0	920.00	UT	3.00	3.00	100	2024	2023		100	2,760	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		425,846
TOTAL MARKET OB/XF VALUE		27,760
TOTAL LAND VALUE - MARKET		61,250
TOTAL MARKET VALUE		514,856
SOH/AGL Deduction		11,877
ASSESSED VALUE		502,979
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		446,568
TOTAL JUST VALUE		514,856
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		522,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047458	Solar Power Syste	43,676	06/14/2023
000043182	New Residential C	404,000	11/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/0033	10/14/2020	WD	Q	V	05	37,000
GRANTOR: DAVID F & LINDA WINGA						
GRANTEE: ROBERT M & KIMBERLY						
1165/0915	12/26/2008	WD	Q	V		136,000
GRANTOR: SLATE DEVELOPEMENT LL						
GRANTEE: DAVID F & LINDA WIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,-15] W19 S39 E18 S2 E20 S4 E13 N4 E17 N2 E7 N35 W20 N4 W6 W12 S7 W18 N7 $
FGR=[YR=2024;ORIG=66,-40] W26 S25 E6 S4 E20 N29 $
FOP=[YR=2024;ORIG=40,-27] W31 S12 E1 S7 E18 N7 E12 N12 $
FOP=[YR=2024;ORIG=29,26] W20 S6 E13 S2 E8 N4 W1 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 27,760

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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	0000	C	VAC RES	100		PRD	0.00	0.00	0.75	LT		1.00	1.00	1.00	35,000.00	35,000.00	26,250							

REVIEW DATE 04/18/2025 BY KS Total Acres: 1.71 Total Land Value: 61,250 Market: 0 Agricultural: 0 Common: 61,250 PRINTED 11/17/2026 BY SYS