

N1/2 OF NE1/4 & S1/2 OF NE1/4 OF  
 OFF EAST SIDE & BEG AT NE COR OF  
 RUN S 105 FT, W 107.38 FT TO E R

COOPER HENRY A TRUST  
 P O BOX 621  
 WINDERMERE, FL 34786

**2026**

35-3S-15-00297-000  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 395,675 TOTAL MARKET VALUE 22,402 SOH/AGL Deduction 0 ASSESSED VALUE 22,402 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 22,402 TOTAL JUST VALUE 395,675 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 395,675											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				<b>SALES DATA</b> OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1438/2374 5/28/2021 WD Q V 05 500,000 GRANTOR: VANG JEFREE GRANTEE: COOPER HENRY A TRUS 1390/1230 7/17/2019 QC U V 11 100 GRANTOR: MEADOWS LLC GRANTEE: JEFREE VANG											
DOR CODE 5600 TIMBERLAND 70-79 MAP NUM MKT AREA 01 NEIGHBORHOOD/LOC 35315.00 1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
<b>TOTALS</b> <b>EXTRA FEATURES</b> 1141 SW KOONVILLE AVE, LAKE CITY BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/16/2023 MLU 04/18/2023 SPF																															
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															
																	<b>BUILDING NOTES</b>														
																	<b>BUILDING DIMENSIONS</b>														
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	9530	C	POND	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	175.00	175.00	175														
2	5600	A	TIMBER 3	0					79.10	AC		1.00	1.00	1.00	281.00	281.00	22,227														
3	9910	M	MKT.VAL.AG	0					79.10	AC		1.00	1.00	1.00	5,000.00	5,000.00	395,500														
<b>REVIEW DATE</b> 07/20/2023 <b>BY</b> JB Total Acres: 80.10 Total Land Value: 22,402 Market: 395,500 Agricultural: 22,227 Common: 175 <b>PRINTED 06/08/2026 BY SYS</b>																															