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

2027

35-3S-15-00297-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1141 SW KOONVILLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	04/18/2023 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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							

REVIEW DATE 07/20/2023 BY JB Total Acres: 80.10 Total Land Value: 22,402 Market: 395,500 Agricultural: 22,227 Common: 175 PRINTED 11/17/2026 BY SYS