NE1/4 OF SW1/4 LYING EAST OF E'L
CR-252-A/KOONVILLE RD EX 1.01 AC
WD 1394-221.

DUPREE JOSEPH L
2563 SW KOONVILLE AVE
LAKE CITY, FL 32024

2026

02-4S-15-00322-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2415.00	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

2563 SW KOONVILLE AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,300
TOTAL LAND VALUE - MARKET	216,095
TOTAL MARKET VALUE	27,315
SOH/AGL Deduction	2,734
ASSESSED VALUE	24,581
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,581
TOTAL JUST VALUE	223,395
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,395

SALE:2:1: LIFE ESTATE REMAINDERMAN

SALE:1:1: SISTER TO BROTHER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37057	PUMP/UTPOL	0	08/03/2018
37003	M H	519	07/20/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1360/1822	5/21/2018	WD	Q	V	01	150,000
GRANTOR: ELVIN SPENCER & RUBY						
GRANTEE: JOSEPH L DUPREE						
0924/1203	12/04/2000	WD	Q	V	01	100
GRANTOR: FRANK VINING						
GRANTEE: DAVID FRANK & TERRI						

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
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,300

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	22.99	AC		1.00	1.00	1.00	445.00	445.00	10,231							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	15.30	AC		1.00	1.00	1.00	280.00	280.00	4,284							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	38.29	AC		1.00	1.00	1.00	5,500.00	5,500.00	210,595							

REVIEW DATE 04/04/2019 BY GM Total Acres: 39.29 Total Land Value: 20,015 Market: 210,595 Agricultural: 14,515 Common: 5,500 PRINTED 11/19/2025 BY SYS