6 AC OFF N SIDE OF NW1/4 OF NW1/
747-1582, 854-585, QC 1131-1267,

BOND SUZANNA BROWNING
423 SW MONTGOMERY DR
LAKE CITY, FL 32025

2026

02-4S-15-00324-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

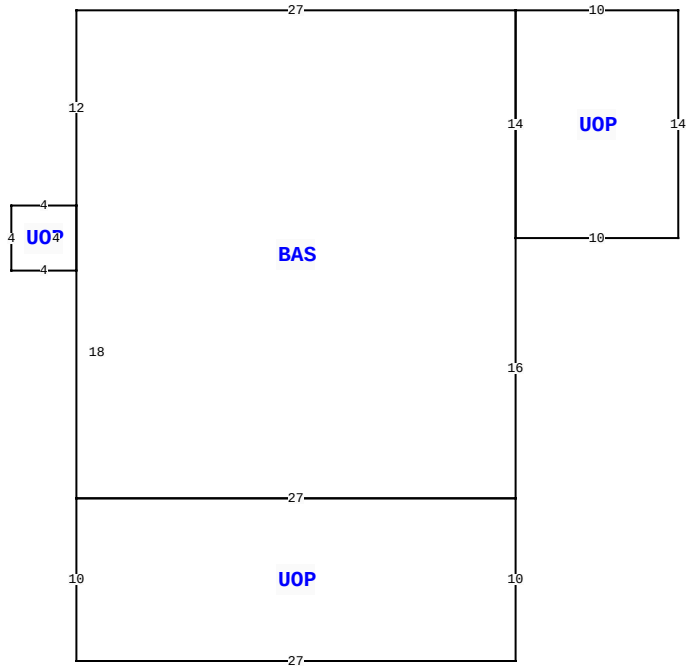
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
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
BAS	810	100		810	43,052
UOP	16	20		3	159
UOP	140	20		28	1,489
UOP	270	20		54	2,870
TOTALS	1,236			895	47,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	895	73.0080	81.77	73,184	1956	1956	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 810 HX Base Yr



1988 SW KOONVILLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	47,570
TOTAL MARKET OB/XF VALUE	1,450
TOTAL LAND VALUE - MARKET	66,000
TOTAL MARKET VALUE	61,420
SOH/AGL Deduction	0
ASSESSED VALUE	61,420
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,420
TOTAL JUST VALUE	115,020
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1535/1270	2/12/2025	WD	U	I	11	100
GRANTOR: STANSEL ERWIN						
GRANTEE: LORD SIDNEY JACKSON						
1252/0059	2/18/2013	PR	U	I	11	100
GRANTOR: SUZANNA BROWNING BOND						
GRANTEE: SUZANNA BROWNING BO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S12 UOP= W4 S4 E4 N4$ S18 UOP= S10 E27 N10 W27$ E27 N16 UOP= E10 N14 W10 S14$ N14$.

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	0	0	3	100	100	
2	0040	BARN,POLE	0	0	30	60	1.00	UT	0.00	0.00	100	0	0	3	100	1,350	

LAND DESCRIPTION

TOTAL OB/XF 1,450

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	280.00	280.00	1,400							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							

REVIEW DATE 08/02/2023 BY JB Total Acres: 6.00 Total Land Value: 12,400 Market: 55,000 Agricultural: 1,400 Common: 11,000 PRINTED 11/18/2025 BY SYS