SE1/4 OF NW1/4 EX NORTH 9 ACRES
EX N 9 AC & NW1/4 OF SE1/4 & EX
LE 1357-1443 EX 5.01 AC DESC IN

WILLIS JIMMIE DONALD/WILLIS APRIL LYNN
2397 SW KOONVILLE AVE
LAKE CITY, FL 32024

2026

02-4S-15-00330-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

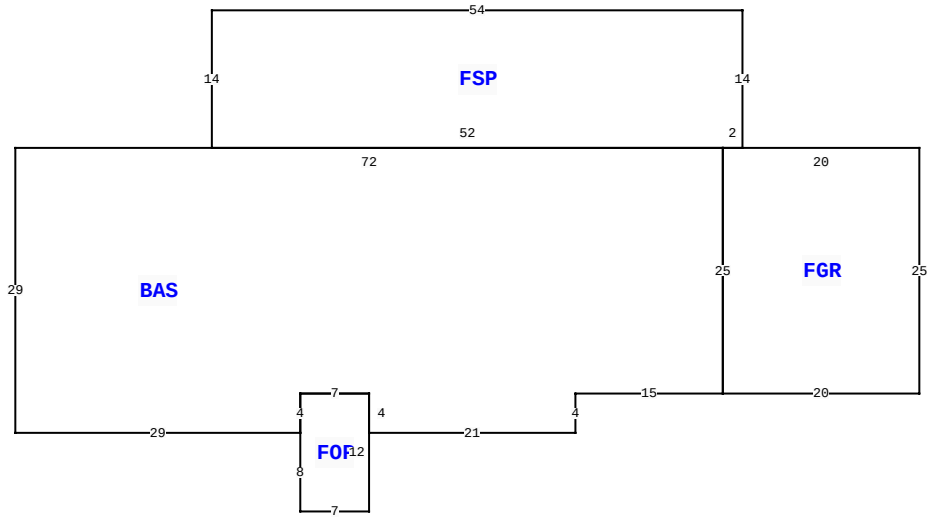
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	2,000	100		2,000	169,832
FGR	500	55		275	23,352
FOP	84	30		25	2,123
FSP	756	40		302	25,644
TOTALS	3,340			2,602	220,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,602	116.6400	130.64	339,925	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 2000 HX Base Yr 2019



2397 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		220,951
TOTAL MARKET OB/XF VALUE		19,080
TOTAL LAND VALUE - MARKET		459,850
TOTAL MARKET VALUE		270,503
SOH/AGL Deduction		81,642
ASSESSED VALUE		188,861
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,139
TOTAL JUST VALUE		699,881
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		699,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1375/0641	12/27/2018	WD	U	I	11	100
GRANTOR: JIMMIE DONALD WILLIS						
GRANTEE: JIMMIE DONALD WILLI						
1357/1441	4/09/2018	WD	U	I	11	100
GRANTOR: EMMA LOU RIVERS MILLE						
GRANTEE: JIMMIE DONALD WILLI						

BUILDING NOTES

BUILDING DIMENSIONS

FGR= E20 S25 W20 N25$ FSP= E2 N14 W54 S14 E52$ BAS= W72 S29 E29 FOP= S8 E7 N12 W7 S4$ N4 E7 S4 E21 N4 E15 N25$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1973	1973	3	100	2,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1973	1973	3	100	500	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	6,000	
6	0252	LEAN-TO W/	0	100	12	60	1.00	UT	1,080.00	1,080.00	50	2013	2013	3	50	540	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	540	
8	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	
9	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
10	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 14,080

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	0110	C	SFR RURAL	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	90.97	AC		1.00	1.00	1.00	280.00	280.00	25,472							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	90.97	AC		1.00	1.00	1.00	5,000.00	5,000.00	454,850							

REVIEW DATE 08/02/2023 BY JB Total Acres: 91.97 Total Land Value: 30,472 Market: 454,850 Agricultural: 25,472 Common: 5,000 PRINTED 11/18/2025 BY SYS

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EX N 9 AC & NW1/4 OF SE1/4 & EX
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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
11	0030	BARN,MT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 5,000

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

REVIEW DATE 08/02/2023 BY JB Total Acres: 91.97 Total Land Value: 30,472 Market: 454,850 Agricultural: 25,472 Common: 5,000 PRINTED 11/18/2025 BY SYS