BEG NE COR OF SW1/4 OF NW1/4, RU
S 250 FT, E 695.31 FT TO W R/W S
FT, CONT N 153.84 FT TO POB.

INABNITT JEFFREY M/INABNITT TAMMY
2266 SW KOONVILLE AVE
LAKE CITY, FL 32024

2026

02-4S-15-00330-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

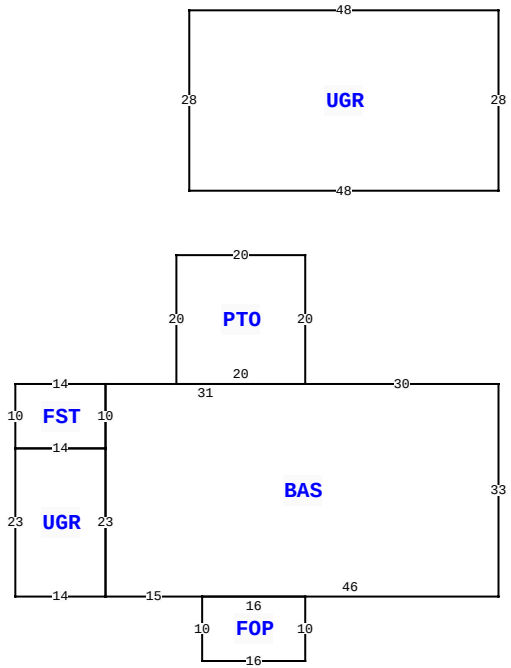
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	0100	SINGLE FAMILY
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	2,013	100		2,013	159,456
FOP	160	30		48	3,802
FST	140	55		77	6,100
PTO	400	5		20	1,584
UGR	322	45		145	11,486
UGR	1,344	45		605	47,924
TOTALS	4,379			2,908	230,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,908	107.1600	120.02	349,018	1991	1991	0	0	0	34.00	66.00

1 SINGLE FAM 100% - 2018 Heated Area: 2013 HX Base Yr 2018



2266 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		230,352
TOTAL MARKET OB/XF VALUE		3,735
TOTAL LAND VALUE - MARKET		36,180
TOTAL MARKET VALUE		270,267
SOH/AGL Deduction		81,209
ASSESSED VALUE		189,058
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,336
TOTAL JUST VALUE		270,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1337/0051	5/11/2017	WD	Q	I	01	205,000
GRANTOR: RICHARD C & SUSAN PAR						
GRANTEE: JEFFREY M & TAMMY I						
1273/2124	4/30/2014	WD	Q	I	01	174,000
GRANTOR: ROBERT & MARIE PALMER						
GRANTEE: RICHARD C & SUSAN P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W30 W31 S10 S23 E15 E46 N33 $
UGR=[ORIG=0,-30] N28 W48 S28 E48 $
PTO=[ORIG=-30,0] N20 W20 S20 E20 $
UGR=[ORIG=-61,10] W14 S23 E14 N23 $
FOP=[ORIG=-46,33] S10 E16 N10 W16 $
FST=[ORIG=-61,0] W14 S10 E14 N10 $
.

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	0166	CONC,PAVMT	0	100	14	12	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	960.00	960.00	100	0	0	3	100	960	
3	0294	SHED WOOD/	0	100	12	12	144.00	UT	3.30	3.30	100	0	0	3	100	475	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 3,735

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	100		A-1	0.00	0.00	4.02	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,180							

REVIEW DATE 08/02/2023 BY JB Total Acres: 4.02 Total Land Value: 36,180 Market: 0 Agricultural: 0 Common: 36,180 PRINTED 10/03/2025 BY SYS