COMM SE COR OF NW1/4 OF NW1/4, R FT, N 178.72 FT, E 151.68 FT, N 580.80 FT, S 328.18 FT TO POB. A

DELBENE JUDITH A
2180 SW KOONVILLE AVE
LAKE CITY, FL 32024

2026

02-4S-15-00330-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

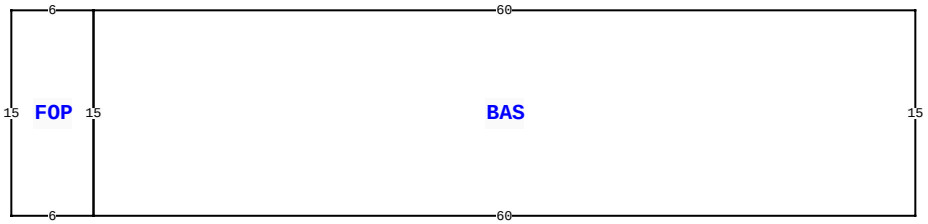
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2415.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100		900	94,464
FOP	90	35		32	3,359
TOTALS	990			932	97,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	932	114.0000	112.86	105,186	2021	2021	0	0	0	7.00	93.00

1 MANUF 2 100% - 2021 Heated Area: 900 HX Base Yr 2021



2180 SW KOONVILLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		97,823
TOTAL MARKET OB/XF VALUE		10,200
TOTAL LAND VALUE - MARKET		22,260
TOTAL MARKET VALUE		130,283
SOH/AGL Deduction		43,240
ASSESSED VALUE		87,043
TOTAL EXEMPTION VALUE	HX HB WX SX	87,043
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		130,283
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40250	M H	0	07/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1416/0311	7/28/2020	PB	U	V	18	0
GRANTOR: CLERK OF COURT (TIMOT						
GRANTEE: JUDITH DELBENE						
0802/0261	2/01/1995	WD	U	V	12	2,500
GRANTOR: JUDY & HENRY ADERHOLD						
GRANTEE: TIMOTHY A & JUDITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 FOP= W6 S15 E6 N15$ S15 E60 N15$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600	
4	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 10,200

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	0200	C	MBL HM	100		A-1	0.00	0.00	3.18	AC		1.00	1.00	1.00	7,000.00	7,000.00	22,260							

REVIEW DATE 08/02/2023 BY JB Total Acres: 3.18 Total Land Value: 22,260 Market: 0 Agricultural: 0 Common: 22,260 PRINTED 10/03/2025 BY SYS