NW1/4 OF SW1/4 & BEG SW COR OF S
RUN N 240 FT, E 782.58 FT, N 221
FT TO W R/W CR-252-A, S 550.24 F

STINSON THOMAS L
2692 SW KOONVILLE AVE
LAKE CITY, FL 32024

2026

02-4S-15-00330-009

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	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
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

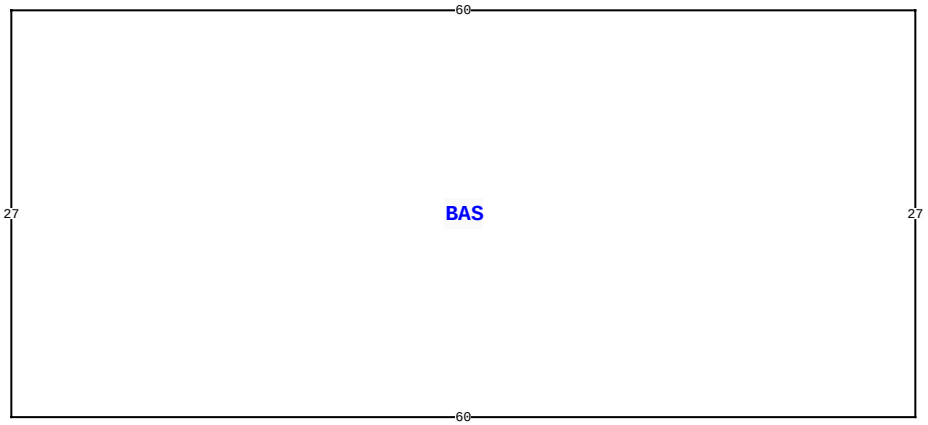
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2415.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	95,399
TOTALS	1,620			1,620	95,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	113.9000	107.07	173,453	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2019 Heated Area: 1620 HX Base Yr 2019



2692 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		95,399
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		255,860
TOTAL MARKET VALUE		129,345
SOH/AGL Deduction		50,738
ASSESSED VALUE		78,607
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		27,885
TOTAL JUST VALUE		360,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,259

SALE:12:1: 50.39 AC WITH HOME-- FAMILY SALE
SALE:3:1: 50.39 AC WITH HOME-- FAMILY SALE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048385	Roof Replacement	11,866	10/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1377/1554	2/01/2019	LE	U	I	14	100
GRANTOR: EMMA LOU RIVERS MILLE						
GRANTEE: LISA ANN NEWMAN FKA						
1377/1552	2/01/2019	WD	U	I	30	100
GRANTOR: EMMA LOU RIVERS MILLE						
GRANTEE: THOMAS L STINSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

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	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 9,000

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
1	0200	C	MBL HM	100		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	43.52	AC		1.00	1.00	1.00	445.00	445.00	19,366							
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	40.00	40.00	80							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	45.52	AC		1.00	1.00	1.00	5,500.00	5,500.00	250,360							

REVIEW DATE 12/11/2023 BY JS Total Acres: 46.52 Total Land Value: 24,946 Market: 250,360 Agricultural: 19,446 Common: 5,500 PRINTED 11/18/2025 BY SYS