COMM NE COR OF SE1/4 OF NW1/4, S
214.80 FT, S 210 FT, W 399.22 FT
CONT W 641.90 FT TO E R/W OF SW

ARSUA ASHLEY
2397 SW KOONVILLE AVE
LAKE CITY, FL 32024

2026

02-4S-15-00330-012

BUILDING CHARACTERISTICS

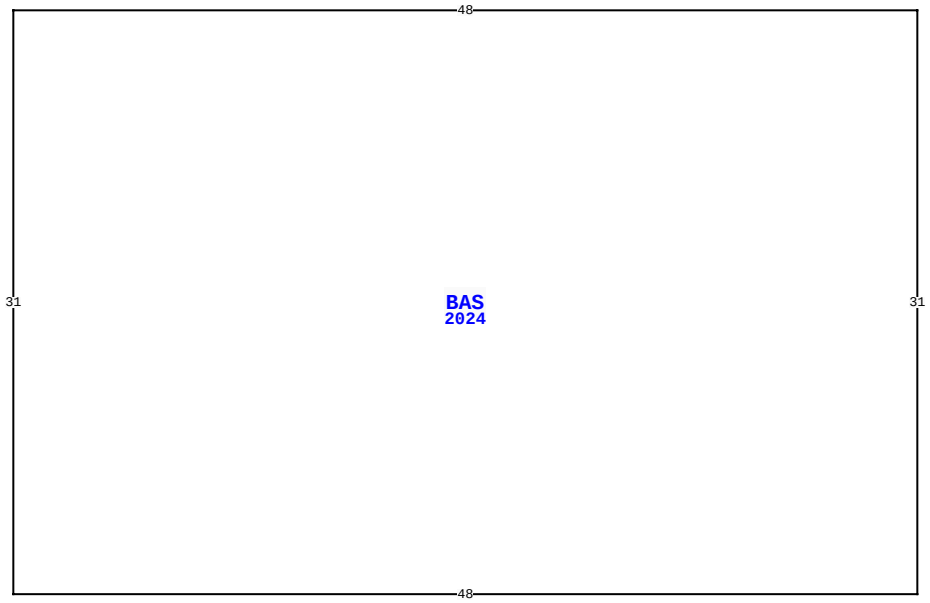
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,488	100	2024	1,488	165,250
TOTALS	1,488			1,488	165,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,488	113.5000	116.90	173,947	2022	2022	0	0	0	5.00	95.00

1 MANUF 3 100% - 2025 Heated Area: 1488 HX Base Yr 2025



2339 SW KOONVILLE AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		165,250
TOTAL MARKET OB/XF VALUE		11,500
TOTAL LAND VALUE - MARKET		55,110
TOTAL MARKET VALUE		231,860
SOH/AGL Deduction		0
ASSESSED VALUE		231,860
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		181,138
TOTAL JUST VALUE		231,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047733	Mobile Home		07/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1492/1786	11/02/2022	WD	U	V	11	100
GRANTOR: WILLIS JIMMIE DONALD						
GRANTEE: ARSUA ASHLEY						
1478/1476	11/02/2022	WD	U	I	11	100
GRANTOR: WILLIS JIMMIE DONALD						
GRANTEE: ARSUA ASHLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=21,19] E48 S31 W48 N31 $
.

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	2024	2023		100	7,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2024	2023		100	4,500	

LAND DESCRIPTION

TOTAL OB/XF 11,500

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					5.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,110							

REVIEW DATE 12/01/2023 BY JB Total Acres: 5.01 Total Land Value: 55,110 Market: 0 Agricultural: 0 Common: 55,110 PRINTED 11/18/2025 BY SYS