LOTS 1 & 2 WEST COLUMBIA ACRES S
444-81, LE 1344-578, DC 1484-544

HERRINGSHAW RICHARD/HERRINGSHAW LORADEL
163 SW ADVENTURE GLN
LAKE CITY, FL 32024

2026

02-4S-15-00333-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

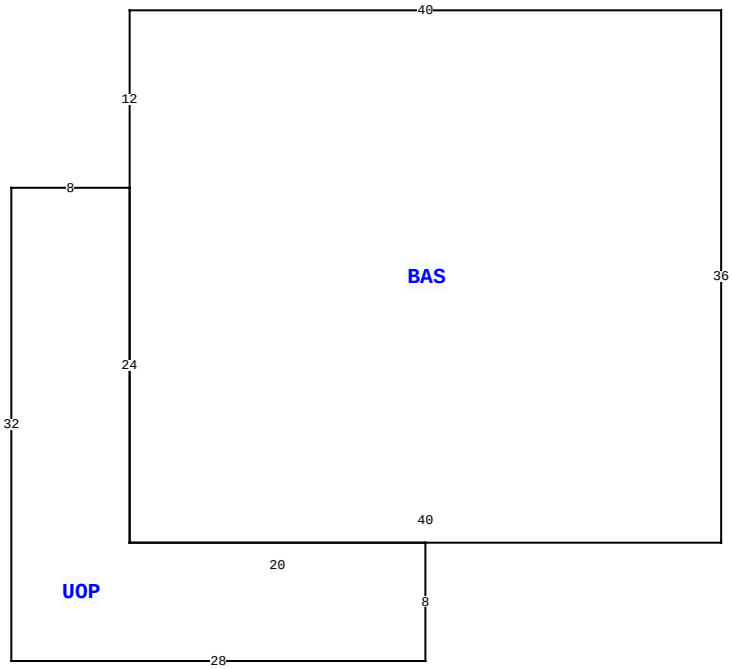
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	2.	2. 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	2415.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	102,436
UOP	416	20		83	5,905
TOTALS	1,856			1,523	108,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,523	97.7130	109.44	166,677	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1440 HX Base Yr



2024 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	108,340
TOTAL MARKET OB/XF VALUE	10,700
TOTAL LAND VALUE - MARKET	87,120
TOTAL MARKET VALUE	206,160
SOH/AGL Deduction	0
ASSESSED VALUE	206,160
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	206,160
TOTAL JUST VALUE	206,160
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11023	PUMP/UTPOL	30	04/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1344/0578	9/07/2017	WD	U	I	14	0

GRANTOR: CHARLES D & LOU ANN H

GRANTEE: RICHARD A HERRINGSH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S12 UOP= W8 S32 E28 N8 W20 N24$ S24 E40 N36$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1982	1982	3	100	100	
2	0030	BARN,MT	0	0	0	0	1.00	UT	8,000.00	8,000.00	100	1996	1996	3	100	8,000	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
4	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
6	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 10,700

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	0115	C	SFR ACRES	0		A-1	0.00	0.00	9.68	AC		1.00	1.00	1.00	9,000.00	9,000.00	87,120							

REVIEW DATE 08/02/2023 BY JB Total Acres: 9.68 Total Land Value: 87,120 Market: 0 Agricultural: 0 Common: 87,120 PRINTED 09/30/2025 BY SYS