

S1/2 OF SW1/4 OF NE1/4 & S1/2
OF S1/2 OF SE1/4 OF NW1/4, EX
THE W 12 AC & EX 3.50 AC DESC

BANNISTER JUDY F
337 SW KOONVILLE AVE
LAKE CITY, FL 32024

2026

26-3S-15-00242-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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 06 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 26315.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	280	100		280	23,565
BAS	3,008	100		3,008	253,159
FCP	1,008	25		252	21,209
FEP	256	80		205	17,253
FOP	384	30		115	9,679
FUS	2,578	100		2,578	216,969
UOP	1,256	20		251	21,124

TOTALS 8,770 6,689 562,960

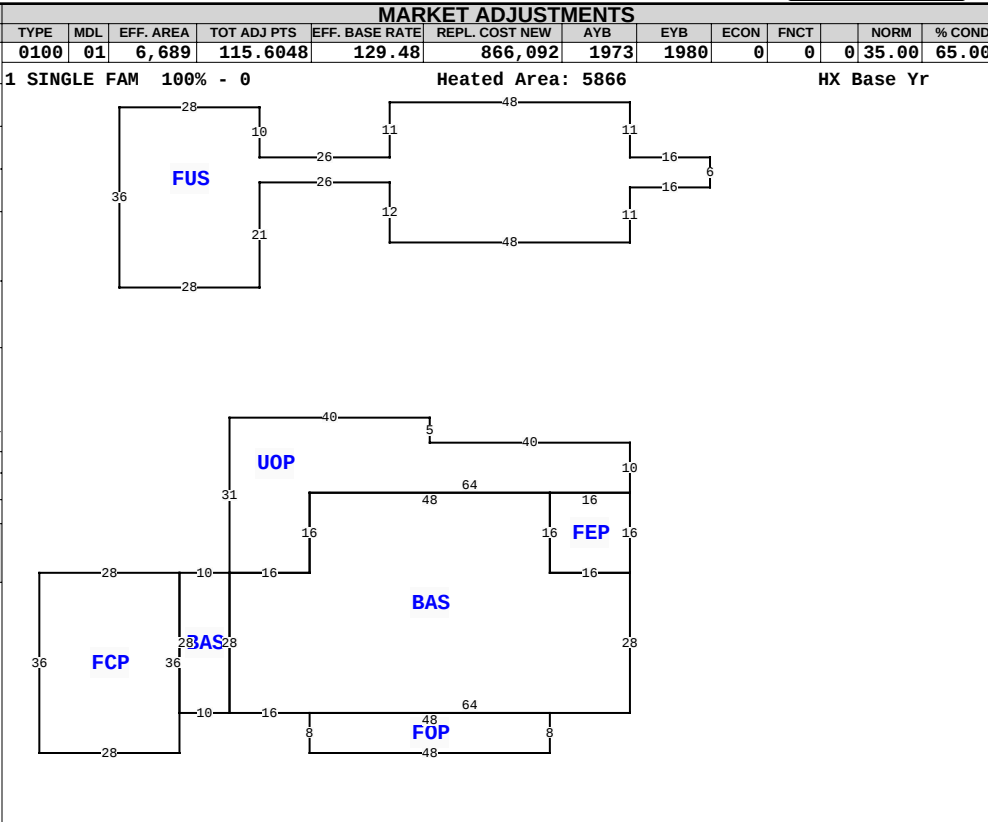
EXTRA FEATURES

L N	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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	6,000	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1989	1989	3	40	14,336	
3	0200	GARAGE F	0	100	0	0	1.00	UT	0.00	0.00	100	1989	1989	3	100	3,500	
4	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
8	0300	TENNIS CRT	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,500	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,600	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	14.75	AC		1.00	1.00	1.00	7,000.00	7,000.00	103,250							
3	9900	C	AC NON-AG	100		A-1	0.00	0.00	3.50	AC		1.00	1.00	1.00	40.00	40.00	140							

REVIEW DATE 04/23/2024 BY JS



337 SW KOONVILLE AVE, LAKE CITY

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	0.00	0.00	100	0	0	3	100	6,000	
512.00	UT	70.00	70.00	100	1989	1989	3	40	14,336	
1.00	UT	0.00	0.00	100	1989	1989	3	100	3,500	
1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
1.00	UT	0.00	0.00	100	2013	2013	3	100	2,500	
1.00	UT	0.00	0.00	100	2016	2016	3	100	1,600	

Total Acres: 19.25 Total Land Value: 110,390

Market: 0

Agricultural: 0

Common: 110,390

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VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			562,960
TOTAL MARKET OB/XF VALUE			39,186
TOTAL LAND VALUE - MARKET			110,390
TOTAL MARKET VALUE			712,536
SOH/AGL Deduction			228,214
ASSESSED VALUE			484,322
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			433,600
TOTAL JUST VALUE			712,536
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			712,536

XFOB:4:1: ASPHALT DRIVE

XFOB:1:1: RACQUET BALL COURT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049229	Roof Replacement	55,000	02/16/2024
000047661	Roof Replacement	45,191	07/13/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-16,0] W48 S16 W16 S28 E16 E64 N28 W16 N16 \$
FUS=[ORIG=0,-50] N11 E16 N6 W16 N11 W48 S11 W26 N10 W28 S36
E28 N21 E26 S12 E48 \$
UOP=[ORIG=0,0] N10 W40 N5 W40 S31 E16 N16 E64 \$
FCP=[ORIG=-90,16] W28 S36 E28 N36 \$
FOP=[ORIG=-64,44] S8 E48 N8 W48 \$
BAS=[ORIG=-80,16] W10 S28 E10 N28 \$
FEP=[ORIG=0,0] W16 S16 E16 N16 \$
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