COMM SE COR OF SE1/4 OF NW1/4, R
FOR POB, CONT W 526.33 FT, N 331
FT, S 330.95 FT TO POB.

GOODMAN RHONDA C
410 SW KOONVILLE AVE
LAKE CITY, FL 32024-9394

2026

26-3S-15-00242-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

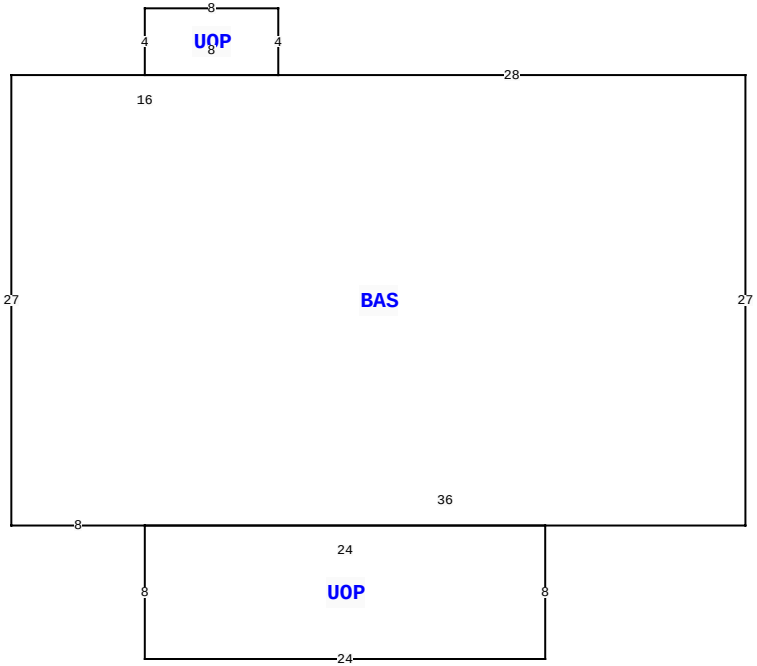
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	26315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	34,186
UOP	32	25		8	230
UOP	192	25		48	1,381
TOTALS	1,412			1,244	35,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,244	119.9000	71.94	89,493	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1998 Heated Area: 1188 HX Base Yr 1998



410 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		35,797
TOTAL MARKET OB/XF VALUE		15,188
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		86,985
SOH/AGL Deduction		28,534
ASSESSED VALUE		58,451
TOTAL EXEMPTION VALUE	HX HB SX WX	58,451
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		86,985
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,985

SALE:2:1: $.55 STAMPS

SALE:1:1: 4 AC & A MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/2510	4/24/2023	LE	U	I	14	100
GRANTOR: GOODMAN RHONDA C						
GRANTEE: BABCOCK TOSHA DENIS						
0837/1652	4/08/1997	WD	Q	I		38,000
GRANTOR: KENNETH T & LISA FAIT						
GRANTEE: EDWARD I & RHONDA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 UOP= N4 W8 S4 E8$ W16 S27 E8 UOP= S8 E24 N8 W24$ E36 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1990	1990	3	100	1,200	
2	0294	SHED WOOD/	0	100	16	24	384.00	UT	9.00	9.00	50	2005	2005	3	50	1,728	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	20	16	320.00	UT	3.00	3.00	100	2005	2005	3	100	960	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
8	0258	PATIO	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	
9	0214	GRN HOUSE	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 15,188

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	4.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,000							

REVIEW DATE 02/23/2023 BY KS Total Acres: 4.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/18/2025 BY SYS