COMM SW COR OF NW1/4 OF SE1/4, R
E R/W OF CR-252A, N ALONG R/W 29
CONT N ALONG R/W 148.80 FT, E 13

HARRIS LARRY
579 SW KOONVILLE AVE
LAKE CITY, FL 32024

2026

26-3S-15-00246-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

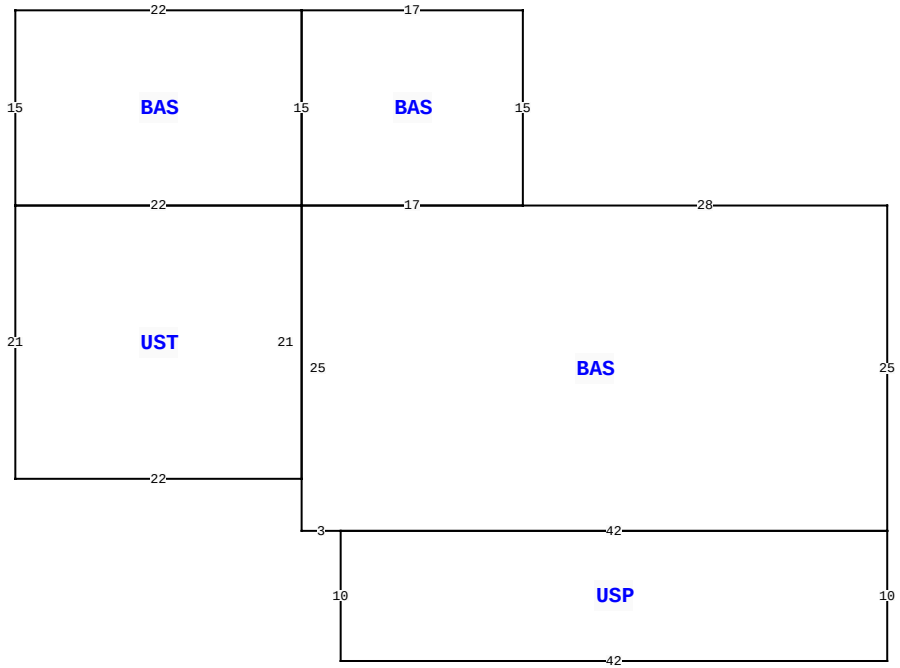
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	255	100		255	7,093
BAS	330	100		330	9,179
BAS	1,125	100		1,125	31,293
USP	420	35		147	4,089
UST	462	45		208	5,786
TOTALS	2,592			2,065	57,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,065	115.9000	69.54	143,600	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2005 Heated Area: 1710 HX Base Yr 2005



579 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		57,440
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		28,035
TOTAL MARKET VALUE		93,475
SOH/AGL Deduction		30,775
ASSESSED VALUE		62,700
TOTAL EXEMPTION VALUE	HX HB	37,700
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		93,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15104	M H	125	02/19/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1018/0893	6/11/2004	WD	Q	I		45,000
GRANTOR: SHERRON ROBINSON						
GRANTEE: LARRY HARRIS						
0851/0496	12/30/1997	WD	Q	V		12,000
GRANTOR: SALINA GARY						
GRANTEE: KENNETH & SHERRON R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 W17 S25 E3 E42 N25 $
UST=[ORIG=-45,0] W22 S21 E22 N21 $
USP=[ORIG=-42,25] S10 E42 N10 W42 $
BAS=[ORIG=-45,0] N15 W22 S15 E22 $
BAS=[ORIG=-28,0] N15 W17 S15 E17 $
.

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	1,000.00	1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	4.45	AC		1.00	1.00	0.70	9,000.00	6,300.00	28,035							

REVIEW DATE 02/24/2023 BY KS Total Acres: 4.45 Total Land Value: 28,035 Market: 0 Agricultural: 0 Common: 28,035 PRINTED 11/18/2025 BY SYS