COMM SW COR OF NW1/4 OF SE1/4, R
E R/W OF CR-252-A FOR POB, RUN E
SE COR OF NW1/4 OF SE1/4, N 148.

ANDERSON HENRY/ANDERSON MARY L
635 SW KOONVILLE AVE
LAKE CITY, FL 32024

2026

26-3S-15-00246-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

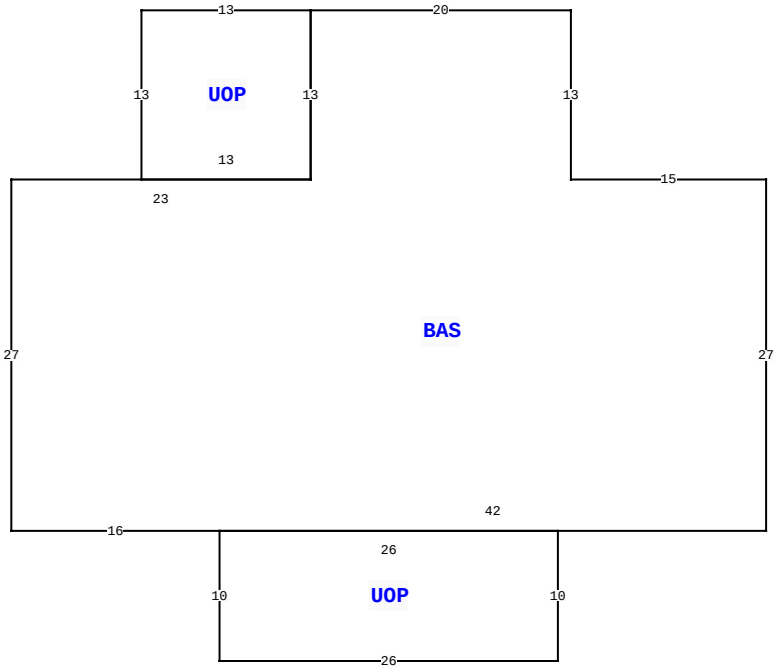
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,826	100		1,826	51,668
UOP	169	25		42	1,188
UOP	260	25		65	1,839
TOTALS	2,255			1,933	54,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,933	117.9000	70.74	136,740	1996	1996	0	0	0	60.00	40.00

2 MOBILE HME 100% - 1996 Heated Area: 1826 HX Base Yr 1996



635 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		54,696
TOTAL MARKET OB/XF VALUE		11,750
TOTAL LAND VALUE - MARKET		40,050
TOTAL MARKET VALUE		106,496
SOH/AGL Deduction		43,924
ASSESSED VALUE		62,572
TOTAL EXEMPTION VALUE	HX HB	37,572
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		106,496
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0804/0711	3/23/1995	WD	Q	I	03	2,300
GRANTOR: CHARLIE ANDERSON						
GRANTEE: HENRY & MARY L ANDE						
0804/0704	3/23/1995	QC	Q	I	02	0
GRANTOR: ARVIE ANDERSON ETAL						
GRANTEE: CHARLIE M ANDERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N13 W20 UOP= W13 S13 E13 N13$ S13 W23 S27 E16 UOP= S10 E26 N10 W26$ E42 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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	300.00	300.00	50	2005	2005	3	50	150	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 11,750

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	1.00	9,000.00	9,000.00	40,050							

REVIEW DATE 02/24/2023 BY KS Total Acres: 4.45 Total Land Value: 40,050 Market: 0 Agricultural: 0 Common: 40,050 PRINTED 11/18/2025 BY SYS