COMM NE COR OF SW1/4, RUN S 625.
CONT S 165.08 FT, W 1315.25 FT,
1315.59 TO POB, EX RD. (A PART O

CONLEY MAVIS J
538 SW KOONVILLE AVE
LAKE CITY, FL 32024

2026

26-3S-15-00264-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

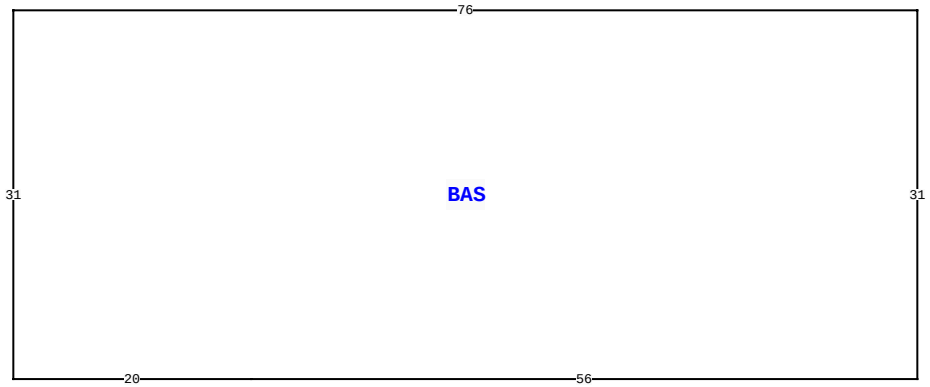
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	2,356	100		2,356	150,514
TOTALS	2,356			2,356	150,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,356	102.5100	84.06	198,045	2014	2014	0	0	0	24.00	76.00

2 MANUF 1 0% - 2025 Heated Area: 2356 HX Base Yr



538 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	150,514
TOTAL MARKET OB/XF VALUE	20,050
TOTAL LAND VALUE - MARKET	49,698
TOTAL MARKET VALUE	200,542
SOH/AGL Deduction	0
ASSESSED VALUE	200,542
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	200,542
TOTAL JUST VALUE	220,262
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31633	M H	375	12/09/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1534/1147	2/15/2025	LE	U	I	14	100
GRANTOR: JERRARD DARREN						
GRANTEE: CONELY MAVIS J (ENH						
1532/769	1/23/2025	LE	U	I	14	225,000
GRANTOR: JERRARD DARREN						
GRANTEE: CONLEY MAVIS J (ENH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W76 S31 E20 E56 N31 $
.

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	0296	SHED METAL	0	0	20	25	500.00	UT	8.00	8.00	100	2013	2013	3	100	4,000	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	3,600	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	6,500.00	6,500.00	50	2025	2024		50	3,250	

LAND DESCRIPTION

TOTAL OB/XF 20,050

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	0		A-1	0.00	0.00	3.02	AC		1.00	1.00	0.90	11,000.00	9,900.00	29,898							
2	5910	A	SWAMP/CYPRES	0					2.00	AC		1.00	1.00	1.00	40.00	40.00	80							
3	9910	M	MKT.VAL.AG	0					2.00	AC		1.00	1.00	0.90	11,000.00	9,900.00	19,800							

REVIEW DATE 02/20/2025 BY TP Total Acres: 5.02 Total Land Value: 29,978 Market: 19,800 Agricultural: 80 Common: 29,898 PRINTED 10/06/2025 BY SYS