

COMM SE COR OF NE1/4 OF SW1/4,  
 RUN W 68.21 FT FOR POB, RUN N  
 430.66 FT, W 505.74 FT, S

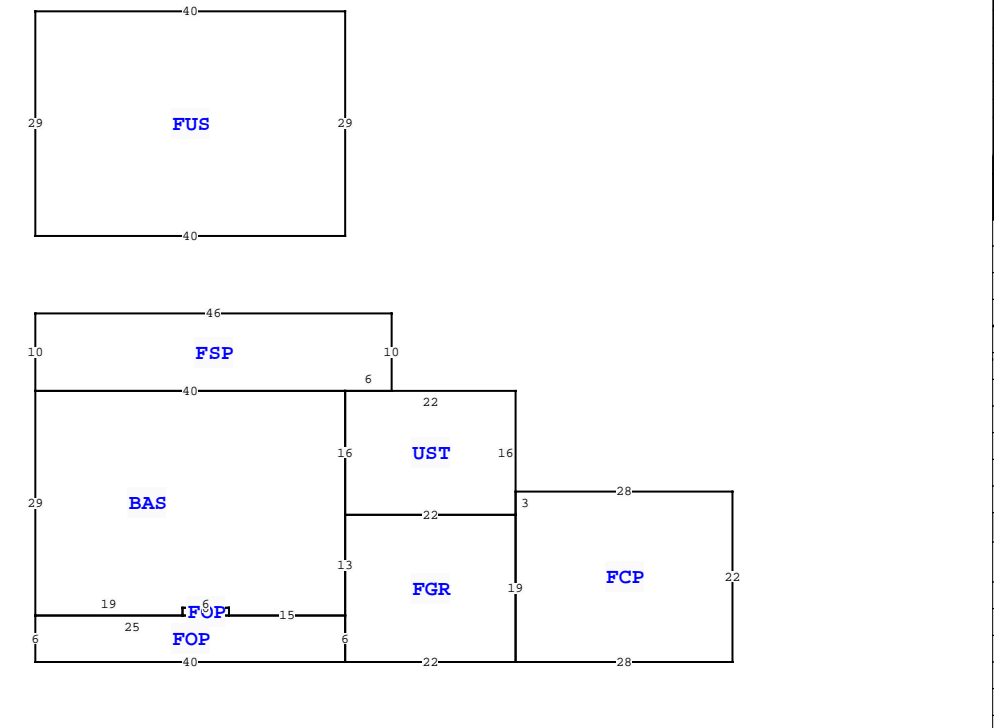
HINRICHS JOHN/HINRICHS MARLOW  
 634 SW KOONVILLE AVE  
 LAKE CITY, FL 32024

**2025**

26-3S-15-00266-000  


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,114	119.7998	134.18	417,837	1972	1972	0	0	0 35.00	65.00



Quality	05	05			
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	1,154	100		1,154	100,649
FCP	616	25		154	13,432
FGR	418	55		230	20,060
FOP	6	30		2	174
FOP	240	30		72	6,280
FSP	460	40		184	16,048
FUS	1,160	100		1,160	101,172
UST	352	45		158	13,780
TOTALS	4,406			3,114	271,594

634 SW KOONVILLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

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	0296	SHED METAL	0 100	10	16	160.00	UT	2.50	2.50	100	1993	1993	3	100	400	
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
3	0280	POOL R/CON	0 100	28	14	392.00	UT	70.00	70.00	100	1972	1972	3	40	10,976	
4	0070	CARPORT UF	0 100	12	20	1.00	UT	0.00	0.00	100	0	0	3	100	800	
5	0296	SHED METAL	0 100	0	0	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	
6	0214	GRN HOUSE	0 100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	

TOTAL OB/XF 14,776

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	11,000.00	11,000.00	11,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		271,594	
TOTAL MARKET OB/XF VALUE		14,776	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		341,370	
SOH/AGL Deduction		162,450	
ASSESSED VALUE		178,920	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		128,198	
TOTAL JUST VALUE		341,370	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		309,388	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0932/0093	6/14/2001	WD	Q	I	05	36,000
GRANTOR: WEINMAN 'S						
GRANTEE: HENRICHS '						
0876/0835	3/10/1999	WD	Q	I		100,000
GRANTOR: MCBRIDE						
GRANTEE: WEINMAN & HENRICHS						

BUILDING NOTES											

BUILDING DIMENSIONS											
FUS=[ORIG=0,-20] N29 W40 S29 E40 \$											
BAS=[ORIG=0,0] W40 S29 E19 N1 E6 S1 E15 N13 N16 \$											
FCP=[ORIG=22,16] S19 E28 N22 W28 S3 \$											
FSP=[ORIG=0,0] E6 N10 W46 S10 E40 \$											
FGR=[ORIG=0,29] S6 E22 N19 W22 S13 \$											
UST=[ORIG=0,16] E22 N16 W22 S16 \$											
FOP=[ORIG=-40,29] S6 E40 N6 W15 W25 \$											
FOP=[ORIG=-15,29] N1 W6 S1 E6 \$											