COMM NE COR OF SW1/4 OF SEC,
RUN S 1454.92 FT, RUN W 69.06
FT, S ALONG W R/W LINE OF SW

ATKINS STEVEN L
848 SW KOONVILLE AVE
LAKE CITY, FL 32024

2026

26-3S-15-00267-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

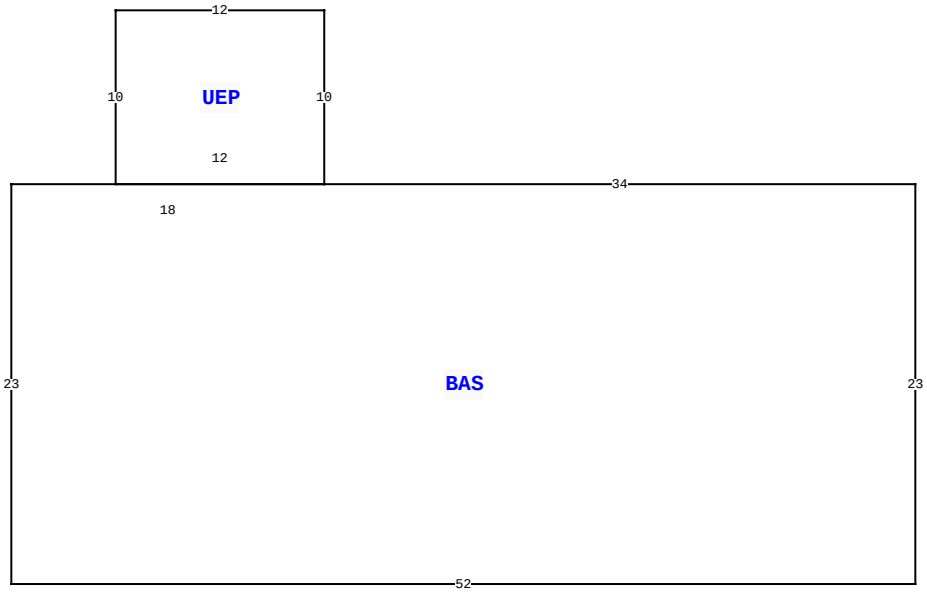
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
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	1,196	100		1,196	29,168
UEP	120	70		84	2,048
TOTALS	1,316			1,280	31,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,280	101.6100	60.97	78,042	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2010 Heated Area: 1196 HX Base Yr 2010



848 SW KOONVILLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		31,217
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		36,310
TOTAL MARKET VALUE		64,224
SOH/AGL Deduction		20,150
ASSESSED VALUE		44,074
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,074
TOTAL JUST VALUE		76,527
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049037	Electrical Servic	0	01/17/2024
32105	M H	0	07/07/2014
31979	M H	554	05/21/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1358/0262	4/19/2018	QC	U	I	11	100
GRANTOR: KATHLEEN DAMIANI						
GRANTEE: STEVEN L ATKINS						
1354/0533	1/15/2018	QC	U	I	11	100
GRANTOR: STEVEN L ATKINS						
GRANTEE: STEVEN L ATKINS & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 UEP= N10 W12 S10 E12$ W18 S23 E52 N23$.

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	0040	BARN,POLE	0	100	30	36	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,000	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,000

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	6200	A	PASTURE 3	100					3.50	AC		1.00	1.00	1.00	280.00	242.00	847							
3	9910	M	MKT.VAL.AG	100					3.50	AC		1.00	1.00	1.00	7,500.00	3,757.25	13,150							
4	9900	C	AC NON-AG	100		A-1	0.00	0.00	6.96	AC		1.00	1.00	0.30	7,500.00	2,250.00	15,660							

REVIEW DATE 02/14/2024 BY TW Total Acres: 11.46 Total Land Value: 24,007 Market: 13,150 Agricultural: 847 Common: 23,160 PRINTED 10/06/2025 BY SYS