THE N 132 FT OF SE1/4 OF SW1/4.
445-510, DC 1435-1895, DC 1441-4

MURPHY KAIN/MURPHY RACHAEL
662 SW KOONVILLE AVE
LAKE CITY, FL 32024

2026

26-3S-15-00269-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

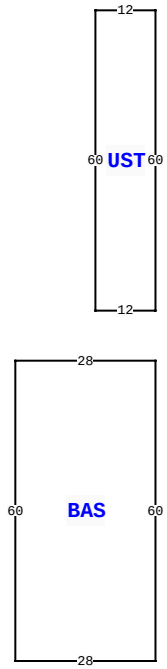
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	07	GAMBREL 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,680	100		1,680	116,473
UST	720	45		324	22,463
TOTALS	2,400			2,004	138,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,004	95.2298	106.66	213,747	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1680 HX Base Yr



662 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	138,936
TOTAL MARKET OB/XF VALUE	872
TOTAL LAND VALUE - MARKET	30,600
TOTAL MARKET VALUE	170,408
SOH/AGL Deduction	0
ASSESSED VALUE	170,408
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,408
TOTAL JUST VALUE	170,408
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,408

LAND:1:1: ADJ 4: LONG NARROW PARCEL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1479/1810	11/17/2022	WD	Q	I	01	174,900
GRANTOR: SCOTT CAROL						
GRANTEE: MURPHY KAIN						
1455/23	12/16/2021	PB	U	I	18	0
GRANTOR: OSTENDORF SONYA						
GRANTEE: SCOTT CAROL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 S60 E28 N60 $
UST=[ORIG=0,-10] N60 W12 S60 E12 $
.

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	0294	SHED WOOD/	0	0	20	14	280.00	UT	2.40	2.40	100	1978	1978	3	100	672	
2	0070	CARPORT UF	0	0	12	18	1.00	UT	0.00	0.00	100	1978	1978	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 872

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	0110	C	SFR RURAL	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	0.85	9,000.00	7,650.00	30,600							

REVIEW DATE 02/23/2023 BY KS Total Acres: 4.00 Total Land Value: 30,600 Market: 0 Agricultural: 0 Common: 30,600 PRINTED 10/03/2025 BY SYS