

COMM NE COR OF NE1/4 OF NW1/4, W
R/W OF CR-252 FOR POB, RUN S 198
FT, N 198 FT, E 1243.14 FT TO PO

PACHECO GLADYS M
924 SW KOONVILLE AVE
LAKE CITY, FL 32024

2026

35-3S-15-00279-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 35315.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,234	100		1,234	97,832
FCP	450	25		112	8,880
FEP	216	80		173	13,716
FOP	128	30		38	3,013
FOP	192	30		58	4,598

TOTALS 2,220 1,615 128,038

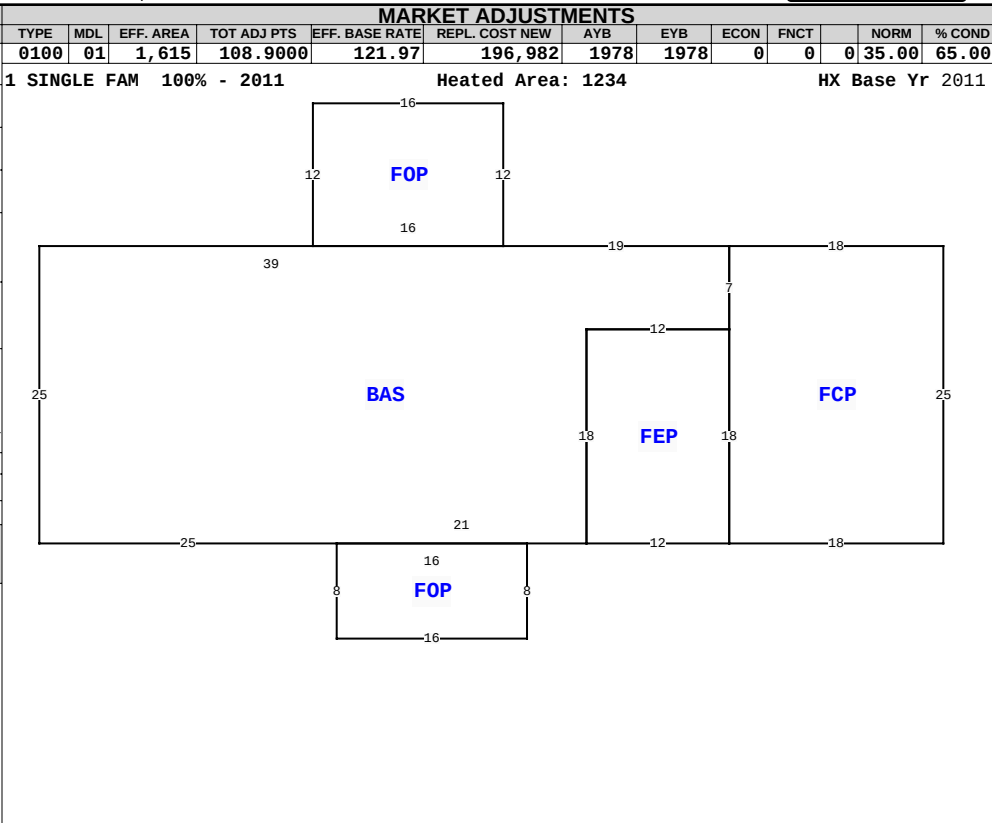
EXTRA FEATURES

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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1978	1978	3	100	1,200	
2	0262	PRCH, FOP	0 100	0	0	1.00	UT	0.00	0.00	100	1978	1978	3	100	100	
3	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	1978	1978	3	100	100	
4	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
5	0294	SHED WOOD/	0 100	12	16	192.00	UT	9.00	9.00	100	2005	2005	3	100	1,728	
6	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
7	0120	CLFENCE 4	0 100	0	0	1.00	UT	300.00	300.00	100	2024	2023	100	300	300	

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	6.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	66,000							

REVIEW DATE 08/19/2025 BY TP



924 SW KOONVILLE AVE, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/07/2025 MLU

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				128,038			
TOTAL MARKET OB/XF VALUE				3,878			
TOTAL LAND VALUE - MARKET				66,000			
TOTAL MARKET VALUE				197,916			
SOH/AGL Deduction				94,415			
ASSESSED VALUE				103,501			
TOTAL EXEMPTION VALUE				HX HB		50,722	
BASE TAXABLE VALUE				52,779			
TOTAL JUST VALUE				197,916			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				197,916			

TOTAL OB/XF 3,878

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	6.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	66,000							

Market: 0 Agricultural: 0 Common: 66,000

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