

S1/2 OF NW1/4 EX RD & EX 1 AC
BEING 105 FT N & S BY 420 FT
E & W IN NE COR OF SE1/4 OF

BALES ERNESTINE E
1319 SW KOONVILLE AVE
LAKE CITY, FL 32024

2026

35-3S-15-00298-000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3																	
Exterior Wall	19	COMMON BRK 100	0100	01	2,295	109.6100	122.76	281,734	1966	1966	0	0	0	35.00	65.00	VALUATION BY STANDARD																
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 0													Heated Area: 1814 HX Base Yr																
Roof Cover	12	MODULAR MT 100															Tax Group: 3 Tax Dist:															
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 183,127															
Interior Floo	08	SHT VINYL 50															TOTAL MARKET OB/XF VALUE 11,492															
Interior Floo	12	HARDWOOD 50															TOTAL LAND VALUE - MARKET 706,500															
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 242,698															
Heating Type	04	AIR DUCTED 100	SOH/AGL Deduction 94,646																													
Bedrooms	3	100	ASSESSED VALUE 148,052																													
Bathrooms	1	100	TOTAL EXEMPTION VALUE HX HB SX WX 105,722																													
Frame	01	NONE 100	BASE TAXABLE VALUE 42,330																													
Stories	1.	1. 100	TOTAL JUST VALUE 901,119																													
Architectual	05	CONV 100	NCON VALUE 0																													
Units	0	100	INCOME VALUE																													
Condition Adj	03	100	PREVIOUS YEAR MKT VALUE 901,119																													
Kitchen Adjus	01	01 100																														
Quality			05	05																												
DOR CODE			5000IMPROVED AG																													
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	1,814	100		1,814	144,747																											
FCP	680	25		170	13,565																											
FGR	484	55		266	21,225																											
FOP	150	30		45	3,591																											
TOTALS			3,128		2,295	183,127																										
EXTRA FEATURES						1319 SW KOONVILLE AVE, LAKE CITY																										
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1966	1966	3	100	2,000																
2	0166	CONC,PAVMT	0	100	18	38	684.00	UT	1.13	1.13	100	0	0	3	100	770																
3	0296	SHED METAL	0	100	32	38	1,216.00	UT	1.50	1.50	100	1993	1993	3	100	1,824																
4	0040	BARN,POLE	0	100	22	36	792.00	UT	1.50	1.50	100	1993	1993	3	100	1,188																
5	0120	CLFENCE 4	0	100	0	0	592.00	UT	2.50	2.50	75	1993	1993	3	75	1,110																
6	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500																
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500																
8	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,400																
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200																
TOTAL OB/XF 11,492																																
LAND DESCRIPTION																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500															
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	85.22	AC		1.00	1.00	1.00	281.00	281.00	23,947															
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	1.78	AC		1.00	1.00	1.00	445.00	445.00	792															
4	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	40.00	40.00	80															
5	6200	A	PASTURE 3	0		A-1	0.00	0.00	67.00	AC		1.00	1.00	1.00	280.00	280.00	18,760															
6	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	156.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	702,000															
REVIEW DATE		07/20/2023		BY		JB		Total Acres: 157.00		Total Land Value: 48,079		Market: 702,000		Agricultural: 43,579		Common: 4,500		PRINTED 11/20/2025 BY SYS														