

LOT 3 BLOCK A KOONEYVILLE FOREST
ORB 767-1804, 779-440, 788-667,

LOSA RAMON A/LOSA JEAN
1925 SW KOONVILLE AVE
LAKE CITY, FL 32024

2026

35-3S-15-00299-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200MOBILE HOME	
MAP NUM		01
NEIGHBORHOOD/LOC	35315.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	34,415
TOTALS	1,248			1,248	34,415

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	0200	C	MBL HM	100		00	0.00	0.00	1.03	AC	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,248	114.9000	68.94	86,037	1995	1995	0	0	60.00	40.00

1 MOBILE HME 100% - 2006

Heated Area: 1248

HX Base Yr 2006

24

52

24

52

BAS

1925 SW KOONVILLE AVE, LAKE CITY

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/07/2025 MLU

TOTAL OB/XF											
9,150											

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1

3

VALUATION BY

STANDARD

Tax Group: 3

Tax Dist:

BUILDING MARKET VALUE

34,415

TOTAL MARKET OB/XF VALUE

9,150

TOTAL LAND VALUE - MARKET

15,450

TOTAL MARKET VALUE

59,015

SOH/AGL Deduction

18,170

ASSESSED VALUE

40,845

TOTAL EXEMPTION VALUE

HX HB

25,000

BASE TAXABLE VALUE

15,845

TOTAL JUST VALUE

59,015

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

59,015

SALE:6:1: LOT 3, BLK A, KOONEYVILLE FOREST

SALE:5:1: LOT 3 BLK A KOONEYVILLE FOREST

SALE:4:1: IN LIEU OF FORECLOSURE

SALE:3:1: LOT 3 BLOCK A KOONEYVILLE FOREST

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1068/0509

12/14/2005

WD

Q

I

76,500

GRANTOR: HOWARD

GRANTEE: LOSA

0959/0050

7/26/2002

QC

Q

V

01

100

GRANTOR: WENIG

GRANTEE: LINDA J HOWARD