NE1/4 OF SW1/4 LYING EAST OF E'L CR-252-A/KOONVILLE RD EX 1.01 AC WD 1394-221.

DUPREE JOSEPH L
2563 SW KOONVILLE AVE
LAKE CITY, FL 32024

2027

02-4S-15-00322-003

BUILDING CHARACTERISTICS

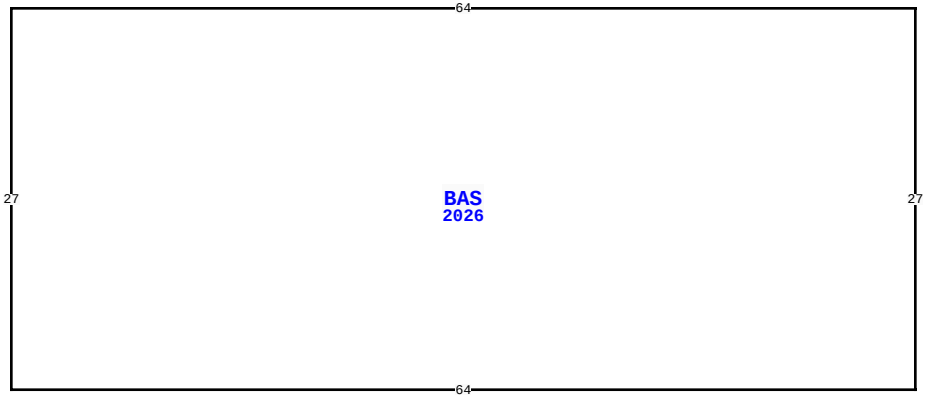
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	2026	1,728	134,936
TOTALS	1,728			1,728	134,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,728	113.5000	90.80	156,902	2018	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2026 Heated Area: 1728 HX Base Yr 2026



2563 SW KOONVILLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

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	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		134,936
TOTAL MARKET OB/XF VALUE		7,300
TOTAL LAND VALUE - MARKET		235,740
TOTAL MARKET VALUE		162,751
SOH/AGL Deduction		0
ASSESSED VALUE		162,751
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		111,340
TOTAL JUST VALUE		377,976
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37057	PUMP/UTPOL	0	08/03/2018
37003	M H	519	07/20/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1360/1822	5/21/2018	WD	Q	V	01	150,000
GRANTOR: ELVIN SPENCER & RUBY						
GRANTEE: JOSEPH L DUPREE						
0924/1203	12/04/2000	WD	Q	V	01	100
GRANTOR: FRANK VINING						
GRANTEE: DAVID FRANK & TERRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=13,8] E64 S27 W64 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,300

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	22.99	AC		1.00	1.00	1.00	445.00	445.00	10,231							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	15.30	AC		1.00	1.00	1.00	280.00	280.00	4,284							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	38.29	AC		1.00	1.00	1.00	6,000.00	6,000.00	229,740							

REVIEW DATE 02/25/2026 BY RP Total Acres: 39.29 Total Land Value: 20,515 Market: 229,740 Agricultural: 14,515 Common: 6,000 PRINTED 11/17/2026 BY SYS