



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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
BAS	1,728	100	2026
TOTALS	1,728		1,728
			141,683

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
2020	02	1,728	113.5000	95.34	164,748	2018	2018	0	0	14.00	86.00														
1 MANUF 1 100% - 2026 Heated Area: 1728 HX Base Yr 2026																									
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2026 </div>																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/04/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/04/2026		MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				
			05/04/2026		MLU																				

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			141,683	
TOTAL MARKET OB/XF VALUE			7,300	
TOTAL LAND VALUE - MARKET			235,740	
TOTAL MARKET VALUE			169,498	
SOH/AGL Deduction			0	
ASSESSED VALUE			169,498	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			118,087	
TOTAL JUST VALUE			384,723	
NCON VALUE			141,683	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			223,395	

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						

EXTRA FEATURES		2563 SW KOONVILLE AVE, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	NOTES
1	0294	SHED WOOD/	
2	9945	Well/Sept	

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

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

TOTAL OB/XF														7,300	
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	0294	SHED WOOD/	0	100	0	0		0.00	100	2018	2018	3	100	300	
2	9945	Well/Sept	0	100	0	0		7,000.00	100			3	100	7,000	

LAND DESCRIPTION														TOTAL OB/XF										
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	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							