S 210 FT OF THE W 210 FT OF NE1/
LYING EAST OF E R/W OF CR-252A.

GRAHAM WHITNEY DUPREE/GRAHAM BLAKE WESTON
2723 SW KOONVILLE AVE
LAKE CITY, FL 32024

2027

02-4S-15-00322-008

BUILDING CHARACTERISTICS

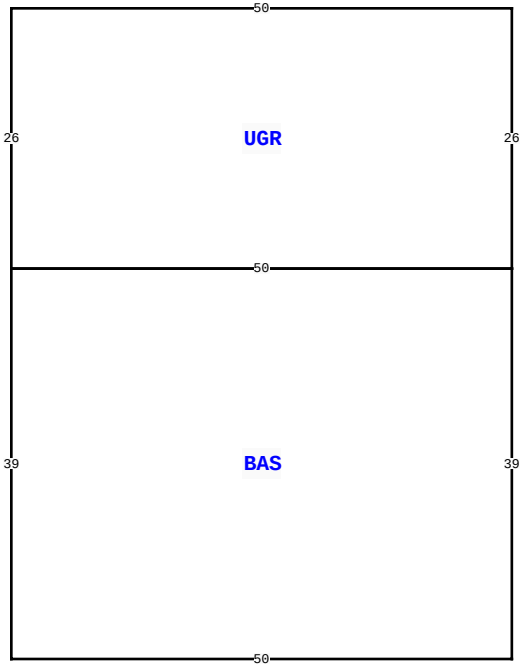
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	05	STEEL 100
Stories	1.	1. 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	2415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100		1,950	154,678
UGR	1,300	45		585	46,403
TOTALS	3,250			2,535	201,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0187	01	2,535	108.4800	84.61	214,486	2020	2020	0	0	0	6.25	93.75

1 SFR/PREMTL 100% - 2021 Heated Area: 1950 HX Base Yr 2021



2723 SW KOONVILLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		201,081
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		20,200
TOTAL MARKET VALUE		221,281
SOH/AGL Deduction		12,504
ASSESSED VALUE		208,777
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		157,366
TOTAL JUST VALUE		221,281
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39423	SFR	0	03/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/2697	11/13/2023	QC	U	I	11	100
GRANTOR: GRAHAM WHITNEY DUPREE						
GRANTEE: GRAHAM WHITNEY DUPR						
1394/0221	9/09/2019	WD	U	V	11	100
GRANTOR: JOSEPH L DUPREE						
GRANTEE: WHITNEY DUPREE GRAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=10,16] S39 E50 N39 W50 $
UGR=[ORIG=10,-10] S26 E50 N26 W50 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0100	C	SFR	100		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,200							

REVIEW DATE 08/02/2023 BY JB Total Acres: 1.01 Total Land Value: 20,200 Market: 0 Agricultural: 0 Common: 20,200 PRINTED 11/17/2026 BY SYS