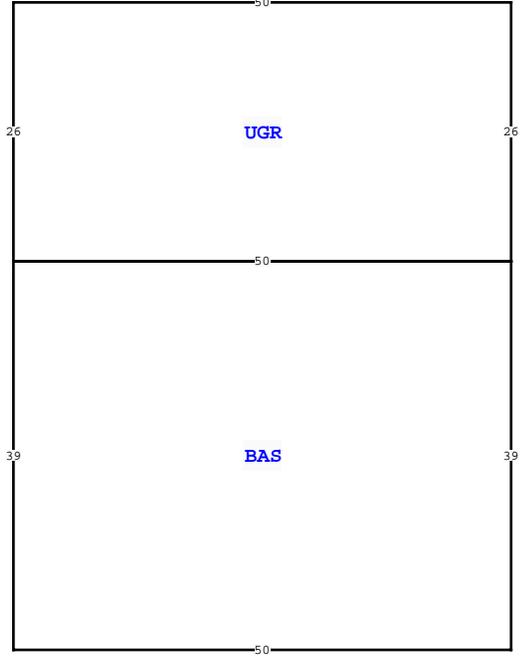




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	05 STEEL 100
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
BAS	1,950
UGR	1,300
PCT OF BASE	100
YEAR	
TOT ADJ AREA	1,950
SUBAREA MARKET VALUE	162,612
	585
	48,784
TOTALS	3,250 2,535 211,395

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR/PREMTL	100%	- 2021								
				Heated Area: 1950							
					HX Base Yr 2021						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			211,395
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			20,200
TOTAL MARKET VALUE			231,595
SOH/AGL Deduction			28,899
ASSESSED VALUE			202,696
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			151,285
TOTAL JUST VALUE			231,595
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			227,168

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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

TOTAL OB/XF												0
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/16/2026	MLU					
2723 SW KOONVILLE AVE, LAKE CITY												

BUILDING NOTES											

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

LAND DESCRIPTION												TOTAL OB/XF												0
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	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							