



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06 BD/BATTEN 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	02 WALL BD/WD 100
Interior Floo	09 PINE WOOD 100
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	3 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	895	73.0080	81.77	73,184	1956	1956	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2022 Heated Area: 810 HX Base Yr													

1988 SW KOONVILLE AVE, LAKE CITY

L	OB/XF	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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0040	BARN, POLE	0	0	30	60	1.00	UT	0.00	0.00	100	0	0	3	100	1,350	

QUALITY					
DOR CODE	MAP NUM				
03 03	5000 IMPROVED AG				
	2415.00 1.00/				
	01				
	2415.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	810	100		810	43,052
UOP	16	20		3	159
UOP	140	20		28	1,489
UOP	270	20		54	2,870
TOTALS	1,236			895	47,570

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		47,570	
TOTAL MARKET OB/XF VALUE		1,450	
TOTAL LAND VALUE - MARKET		66,500	
TOTAL MARKET VALUE		61,920	
SOH/AGL Deduction		0	
ASSESSED VALUE		61,920	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		61,920	
TOTAL JUST VALUE		115,520	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		115,020	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055356	Electrical Servic		03/27/2026

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/2041	3/20/2026	WD	Q	I	01	80,000
GRANTOR: BOND SUZANNA BROWNING						
GRANTEE: CONKLIN DENNIS P						
1535/1270	2/12/2025	WD	U	I	11	100
GRANTOR: STANSEL ERWIN						
GRANTEE: LORD SIDNEY JACKSON						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/22/2026	MLU

BUILDING NOTES	
BAS= W27 S12 UOP= W4 S4 E4 N4\$ S18 UOP= S10 E27 N10 W27\$ E27 N16 UOP= E10 N14 W10 S14\$ N14\$.	

LAND DESCRIPTION										TOTAL OB/XF															
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	0			A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,500.00	11,500.00	11,500							
2	6200	A	PASTURE 3	0			A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	280.00	280.00	1,400							
3	9910	M	MKT. VAL. AG	0			A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							