

COMM NW COR OF SEC, RUN E 1360 F  
 CR-252-A (AKA SW KOONVILLE AVE)  
 ON A CURVE, RUN SE'RLY ALONG CUR

MCHUGH JUDY ELAINE  
 3637 COPPERTREE CIR  
 BRANDON, FL 33511

**2026**

02-4S-15-00327-000  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																						VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 66,000 TOTAL MARKET VALUE 2,520 SOH/AGL Deduction 0 ASSESSED VALUE 2,520 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 2,520 TOTAL JUST VALUE 66,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 66,000									
DOR CODE		5500 TIMBERLAND 80-89																		PERMIT NUM	DESCRIPTION	AMT	ISSUED								
MAP NUM																				000054469	New Residential C	343,850	11/13/2025								
NEIGHBORHOOD/LOC		2415.00 1.00/																		000054252	Right-of-Way Acce		10/16/2025								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											SALES DATA															
																OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE									
																1513/952	4/18/2024	LE U	V	14	100										
TOTALS										2135 SW KOONVILLE AVE, LAKE CITY										GRANTOR: MCHUGH JUDY ELAINE											
EXTRA FEATURES																				GRANTEE: MCHUGH JUDY ELAINE											
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	GRANTOR: PROVEAUX STEPHEN REVO														
																	GRANTEE: MCHUGH JUDY ELAINE														
																				BUILDING NOTES											
																				BUILDING DIMENSIONS											
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	445.00	445.00	1,780														
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	370.00	370.00	740														
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	66,000														
REVIEW DATE		04/07/2025		BY	MLU		Total Acres: 6.00		Total Land Value: 2,520		Market: 66,000		Agricultural: 2,520		Common: 0		PRINTED 05/08/2026 BY SYS														