

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																											
																						STANDARD																											
DOR CODE																				5500		TIMBERLAND 80-89																											
MAP NUM										2415.00										MKT AREA										01																			
NEIGHBORHOOD/LOC										2415.00										1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																VALUATION BY																												
																					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																		
TOTALS																																																	
EXTRA FEATURES										2135 SW KOONVILLE AVE, LAKE CITY																																							
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																																	
										BLD DATE										LGL DATE																													
										XF DATE										LAND DATE																													
										INC DATE										AG DATE																													
																				04/07/2025 MLU																													
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 06/23/2026 BY SYS			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054469	New Residential C	343,850	11/13/2025
000054252	Right-of-Way Acce		10/16/2025

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1513/952	4/18/2024	LE U	V	V	14	100			
GRANTOR: MCHUGH JUDY ELAINE									
GRANTEE: MCHUGH JUDY ELAINE									
1511/2521	3/25/2024	QC U	V	V	11	100			
GRANTOR: PROVEAUX STEPHEN REVO									
GRANTEE: MCHUGH JUDY ELAINE									

BUILDING NOTES									

BUILDING DIMENSIONS									