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
2135 SW KOONVILLE AVE
LAKE CITY, FL 32024

2027

02-4S-15-00327-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2135 SW KOONVILLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	09/23/2026 SF

COLUMBIA COUNTY PROPERTY

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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	2,670
SOH/AGL Deduction	0
ASSESSED VALUE	2,670
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,670
TOTAL JUST VALUE	66,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,000

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	14	100
GRANTOR: MCHUGH JUDY ELAINE						
GRANTEE: MCHUGH JUDY ELAINE						
1511/2521	3/25/2024	QC	U	V	11	100
GRANTOR: PROVEAUX STEPHEN REVO						
GRANTEE: MCHUGH JUDY ELAINE						

BUILDING NOTES

BUILDING DIMENSIONS

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	445.00	445.00	2,670							
2	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: 2,670 Market: 66,000 Agricultural: 2,670 Common: 0 PRINTED 11/17/2026 BY SYS