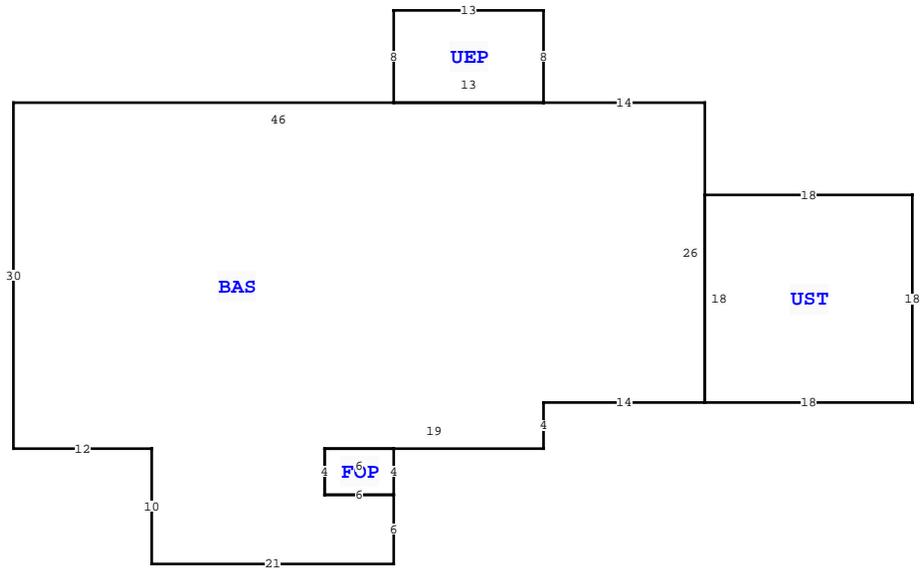




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	08 WD OR PLY 90
Exterior Wall	15 CONC BLOCK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	02 WALL BD/WD 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,145	84.0020	95.76	205,405	1958	1958	0	0	0 35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 1930 HX Base Yr											



MAP NUM		MKT AREA			
2415.00	1.00/		01		
NEIGHBORHOOD/LOC					
2415.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,930	100		1,930	120,131
FOP	24	30		7	436
UEP	104	60		62	3,859
UST	324	45		146	9,088
TOTALS	2,382			2,145	133,513

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		133,513	
TOTAL MARKET OB/XF VALUE		4,150	
TOTAL LAND VALUE - MARKET		18,180	
TOTAL MARKET VALUE		155,843	
SOH/AGL Deduction		0	
ASSESSED VALUE		155,843	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		155,843	
TOTAL JUST VALUE		155,843	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		150,471	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1273/0655	4/23/2014	PB U	I	18		0
GRANTOR: CLERK OF COURT (BETTY)						
GRANTEE: TIFFANY DEAR						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/16/2026	MLU

EXTRA FEATURES		2009 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
1	0040	BARN, POLE	0 0 0 0 0 1.00 UT 0.00 0.00 100 2005 2005 3 100 500
2	0296	SHED METAL	0 0 0 0 0 1.00 UT 0.00 0.00 100 2005 2005 3 100 1,500
3	0260	PAVEMENT-A	0 0 0 0 0 1.00 UT 0.00 0.00 100 2005 2005 3 100 400
4	0296	SHED METAL	0 0 0 0 0 1.00 UT 0.00 0.00 100 2013 2013 3 100 500
5	0296	SHED METAL	0 0 0 0 0 1.00 UT 0.00 0.00 100 2013 2013 3 100 500
6	0060	CARPORT F	0 0 0 0 0 1.00 UT 0.00 0.00 100 2013 2013 3 100 750

TOTAL OB/XF																	
4,150																	

BUILDING DIMENSIONS																	
BAS= W14 UEP= N8 W13 S8 E13\$W46 S30 E12 S10 E21 N6 FOP= N4 W6 S4 E6\$ W6 N4 E19 N4 E14 UST= E18 N18 W18 S18 \$ N26\$.																	

LAND DESCRIPTION																								
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	0110	C	SFR RURAL	0		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,180							

TOTAL OB/XF																	
4,150																	

BUILDING NOTES																	