NE1/4 OF NW1/4 EX 8 ACRES IN NW
RD & NW1/4 OF NE1/4 & N 9 ACRES
NE1/4 & N 9 ACRES OF SE1/4 OF NW

PROVEAUX STEPHEN REVOCABLE TRUST AGREEMENT EXECUTE
2151 SW KOONVILLE AVE
LAKE CITY, FL 32024

2027

02-4S-15-00330-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	449,000
TOTAL MARKET VALUE	25,273
SOH/AGL Deduction	0
ASSESSED VALUE	25,273
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,273
TOTAL JUST VALUE	449,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	449,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054470	New Residential C	366,490	11/13/2025
000054294	Right-of-Way Acce		10/22/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/2500	11/18/2022	QC	U	V	11	100
GRANTOR: PROVEAUX STEPHEN OTIS						
GRANTEE: PROVEAUX STEPHEN RE						
1468/924	6/01/2022	WD	U	V	30	11,500
GRANTOR: PROVEAUX GINGER						
GRANTEE: PROVEAUX STEPHEN OT						

BUILDING NOTES

BUILDING DIMENSIONS

2151 SW KOONVILLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	63.00	AC		1.00	1.00	1.00	281.00	281.00	17,703							
2	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	6.80	AC		1.00	1.00	1.00	25.00	25.00	170							
3	5200	A	CROPLAND 2	0		A-1	0.00	0.00	20.00	AC		1.00	1.00	1.00	370.00	370.00	7,400							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	89.80	AC		1.00	1.00	1.00	5,000.00	5,000.00	449,000							

REVIEW DATE 08/02/2023 BY JB Total Acres: 89.80 Total Land Value: 25,273 Market: 449,000 Agricultural: 25,273 Common: 0 PRINTED 11/17/2026 BY SYS