

NW1/4 OF SW1/4 & BEG SW COR OF S
 NW1/4, RUN N 240 FT, E 782.58 FT
 E 507.19 FT TO W R/W CR-252-A, R

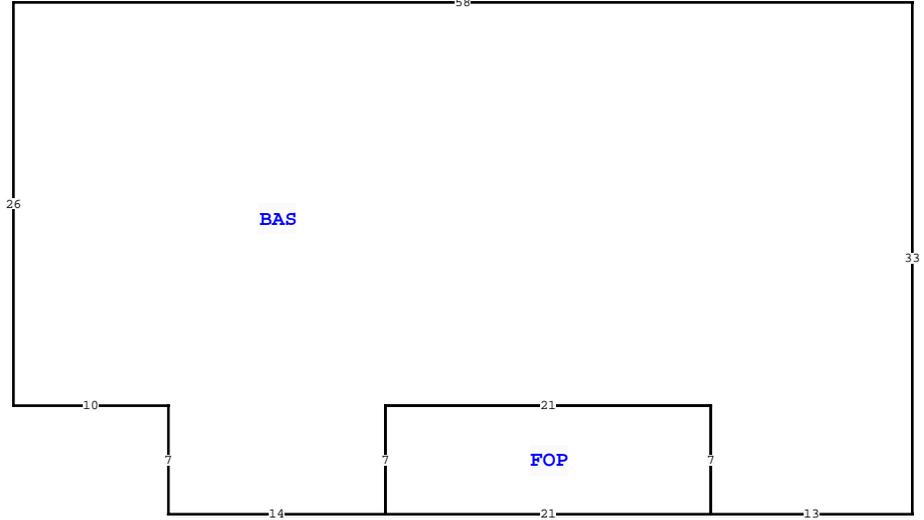
STINSON THOMAS L
 2692 SW KOONVILLE AVE
 LAKE CITY, FL 32024

2026

02-4S-15-00330-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 50	
Exterior Wall	15	CONC BLOCK 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	06	VINYL ASB 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	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2415.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,697	100	
FOP	147	30	
TOTALS	1,844		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,741	107.3100	122.33	212,977	1958	1958	0	0	35.00	65.00
1 SINGLE FAM			0% - 0	Heated Area: 1697				HX Base Yr			



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		138,435	
TOTAL MARKET OB/XF VALUE		2,355	
TOTAL LAND VALUE - MARKET		30,960	
TOTAL MARKET VALUE		171,750	
SOH/AGL Deduction		5,369	
ASSESSED VALUE		166,381	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		166,381	
TOTAL JUST VALUE		171,750	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		157,718	
SALE:1:1: 50.39 AC WITH HOME-- FAMILY SALE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
36463	M H	651	03/19/2018
12826	SFR	245	07/29/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/1554	2/01/2019	LE U		I	14	100
GRANTOR: EMMA LOU RIVERS MILLE						
GRANTEE: LISA ANN NEWMAN FKA						
1375/112	12/21/2018	LE U		I	14	100
GRANTOR: MILLER EMMA LOU RIVER						
GRANTEE: STINSON THOMAS L (L)						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
L	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	0166	CONC, PAVMT	0	0	14	33	462.00	UT	2.50	2.50	100	2005	2005	3	100	1,155	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	

TOTAL OB/XF											
2,355											
2408 SW KOONVILLE, LAKE CITY											

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W58 S26 E10 S7 E14 FOP= E21N7 W21 S7S N7 E21 S7 E13 N33S.			

LAND DESCRIPTION												TOTAL OB/XF													
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0			A-1	0.00	0.00	3.87	AC		1.00	1.00	1.00	8,000.00	8,000.00	30,960							