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

2027

02-4S-15-00330-001

BUILDING CHARACTERISTICS

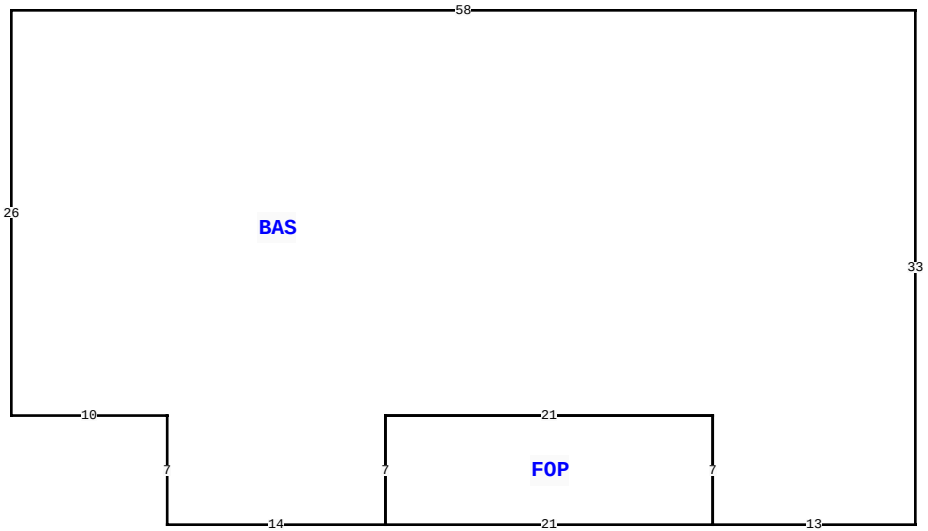
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,697	100		1,697	130,204
FOP	147	30		44	3,376
TOTALS	1,844			1,741	133,580

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	118.04	205,508	1958	1958	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1697 HX Base Yr



2408 SW KOONVILLE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 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
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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	133,580
TOTAL MARKET OB/XF VALUE	2,355
TOTAL LAND VALUE - MARKET	30,960
TOTAL MARKET VALUE	166,895
SOH/AGL Deduction	0
ASSESSED VALUE	166,895
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,895
TOTAL JUST VALUE	166,895
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,328

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S26 E10 S7 E14 FOP= E21N7 W21 S7$ N7 E21 S7 E13 N33$.

LAND DESCRIPTION

TOTAL OB/XF 2,355

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	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							

REVIEW DATE 08/02/2023 BY JB Total Acres: 3.87 Total Land Value: 30,960 Market: 0 Agricultural: 0 Common: 30,960 PRINTED 11/17/2026 BY SYS