SE1/4 OF NW1/4 EX NORTH 9 ACRES
EX N 9 AC & NW1/4 OF SE1/4 & EX
LE 1357-1443 EX 5.01 AC DESC IN

WILLIS JIMMIE DONALD/WILLIS APRIL LYNN
2397 SW KOONVILLE AVE
LAKE CITY, FL 32024

**2026**

**02-4S-15-00330-002**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

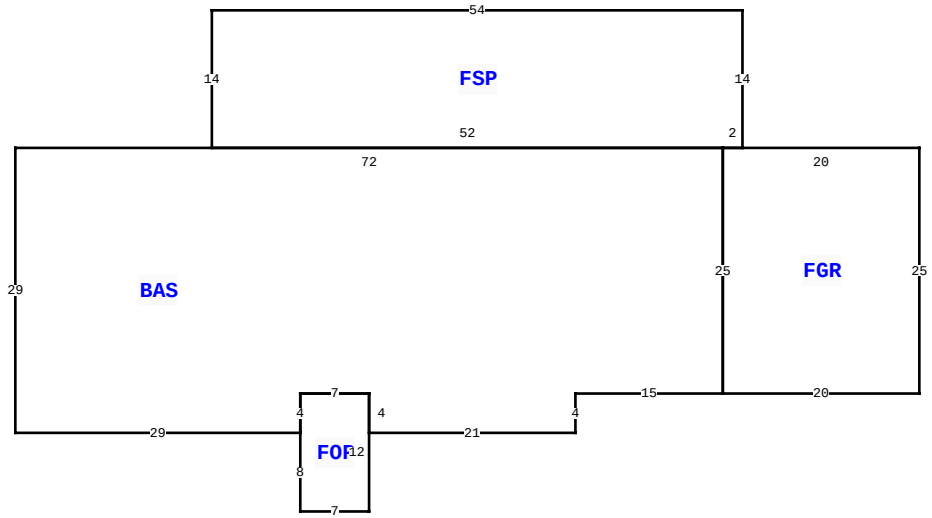
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| 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 | 2,000 | 100 | | 2,000 | 172,861 |
| FGR | 500 | 55 | | 275 | 23,769 |
| FOP | 84 | 30 | | 25 | 2,161 |
| FSP | 756 | 40 | | 302 | 26,102 |
| TOTALS | 3,340 | | | 2,602 | 224,892 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,602 | 116.6400 | 132.97 | 345,988 | 1973 | 1973 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2019 Heated Area: 2000 HX Base Yr 2019




2397 SW KOONVILLE AVE, LAKE CITY

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 224,892 |
| TOTAL MARKET OB/XF VALUE | | 19,080 |
| TOTAL LAND VALUE - MARKET | | 459,850 |
| TOTAL MARKET VALUE | | 274,444 |
| SOH/AGL Deduction | | 86,059 |
| ASSESSED VALUE | | 188,385 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 136,974 |
| TOTAL JUST VALUE | | 703,822 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 699,881 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1375/0641 | 12/27/2018 | WD | U | I | 11 | 100 |
| GRANTOR: JIMMIE DONALD WILLIS | | | | | | |
| GRANTEE: JIMMIE DONALD WILLI | | | | | | |
| 1357/1441 | 4/09/2018 | WD | U | I | 11 | 100 |
| GRANTOR: EMMA LOU RIVERS MILLE | | | | | | |
| GRANTEE: JIMMIE DONALD WILLI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR= E20 S25 W20 N25$ FSP= E2 N14 W54 S14 E52$ BAS= W72 S29 E29 FOP= S8 E7 N12 W7 S4$ N4 E7 S4 E21 N4 E15 N25$.

## 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 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1973 | 1973 | 3 | 100 | 2,000 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1973 | 1973 | 3 | 100 | 500 | |
| 3 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 750 | |
| 4 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 750 | |
| 5 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 6,000 | |
| 6 | 0252 | LEAN-TO W/ | 0 | 100 | 12 | 60 | 1.00 | UT | 1,080.00 | 1,080.00 | 50 | 2013 | 2013 | 3 | 50 | 540 | |
| 7 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 540 | |
| 8 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2024 | 2023 | | 100 | 1,000 | |
| 9 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2024 | 2023 | | 100 | 1,200 | |
| 10 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 | 2024 | 2023 | | 100 | 800 | |

## LAND DESCRIPTION

TOTAL OB/XF 14,080

| 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 | 0110 | C | SFR RURAL | 100 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 5,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 90.97 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 25,472 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 90.97 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 454,850 | | | | | | | |

REVIEW DATE 08/02/2023 BY JB Total Acres: 91.97 Total Land Value: 30,472 Market: 454,850 Agricultural: 25,472 Common: 5,000 PRINTED 05/08/2026 BY SYS

SE1/4 OF NW1/4 EX NORTH 9 ACRES
EX N 9 AC & NW1/4 OF SE1/4 & EX
LE 1357-1443 EX 5.01 AC DESC IN

WILLIS JIMMIE DONALD/WILLIS APRIL LYNN
2397 SW KOONVILLE AVE
LAKE CITY, FL 32024

**2026**

**02-4S-15-00330-002**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5000 | IMPROVED AG | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 224,892 |
| TOTAL MARKET OB/XF VALUE | | 19,080 |
| TOTAL LAND VALUE - MARKET | | 459,850 |
| TOTAL MARKET VALUE | | 274,444 |
| SOH/AGL Deduction | | 86,059 |
| ASSESSED VALUE | | 188,385 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 136,974 |
| TOTAL JUST VALUE | | 703,822 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 699,881 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1375/0641 | 12/27/2018 | WD | U | I | 11 | 100 |
| GRANTOR: JIMMIE DONALD WILLIS | | | | | | |
| GRANTEE: JIMMIE DONALD WILLI | | | | | | |
| 1357/1441 | 4/09/2018 | WD | U | I | 11 | 100 |
| GRANTOR: EMMA LOU RIVERS MILLE | | | | | | |
| GRANTEE: JIMMIE DONALD WILLI | | | | | | |

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

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0030 | BARN,MT | 0 | 100 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2024 | 2023 | | 100 | 5,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 5,000

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 08/02/2023 BY JB Total Acres: 91.97 Total Land Value: 30,472 Market: 454,850 Agricultural: 25,472 Common: 5,000 PRINTED 05/08/2026 BY SYS