COMM SW COR OF SW1/4 OF NW1/4, R
POB, NE 782.58 FT, N 221.39 FT,
TO W R/W OF CR-252A, N ALONG R/W

ADERHOLD-ALFORD KALEB A/HITT AMY D
2374 SW KOONVILLE AVE
LAKE CITY, FL 32024

2027

02-4S-15-00330-005

BUILDING CHARACTERISTICS

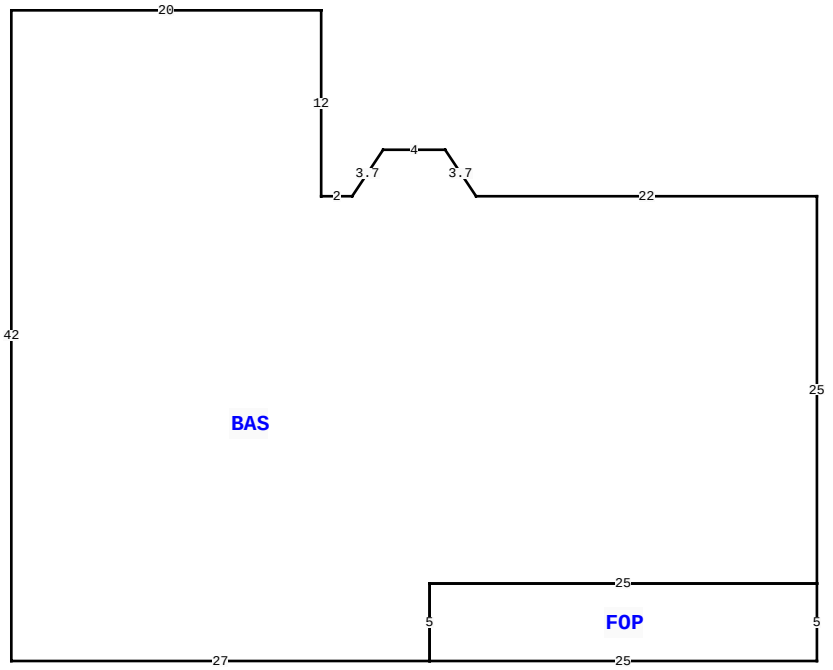
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,693	100		1,693	145,350
FOP	125	30		38	3,262
TOTALS	1,818			1,731	148,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,731	117.8100	129.59	224,320	1998	1998	0	0	0	33.75	66.25

1 SINGLE FAM 100% - 2025 Heated Area: 1693 HX Base Yr 2025



2374 SW KOONVILLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	09/23/2026 SF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		176,759
TOTAL MARKET OB/XF VALUE		13,682
TOTAL LAND VALUE - MARKET		176,495
TOTAL MARKET VALUE		203,785
SOH/AGL Deduction		0
ASSESSED VALUE		203,785
TOTAL EXEMPTION VALUE	DH DHB HX HB	102,822
BASE TAXABLE VALUE		100,963
TOTAL JUST VALUE		366,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21159	M H	155	10/14/2003
12826	SFR	245	07/29/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/1778	6/05/2024	QC	U	I	11	100

GRANTOR: ADERHOLD HENRY H

GRANTEE: ADERHOLD-ALFORD KAL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 U3 L2 W4 L2 D3 W2 N12 W20 S42 E27 FOP= E25 N5 W25 S5$ N5 E25 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	0040	BARN,POLE	0	100	24	48	1,152.00	UT	2.50	2.50	100	2016	2016	3	100	2,880	
2	0252	LEAN-TO W/	0	100	16	48	768.00	UT	1.50	1.50	100	2016	2016	3	100	1,152	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	50	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 13,682

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	26.23	AC		1.00	1.00	1.00	280.00	280.00	7,344							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	26.23	AC		1.00	1.00	1.00	6,500.00	6,500.00	170,495							

REVIEW DATE 08/02/2023 BY JB Total Acres: 27.23 Total Land Value: 13,344 Market: 170,495 Agricultural: 7,344 Common: 6,000 PRINTED 11/17/2026 BY SYS

COMM SW COR OF SW1/4 OF NW1/4, R
POB, NE 782.58 FT, N 221.39 FT,
TO W R/W OF CR-252A, N ALONG R/W

ADERHOLD-ALFORD KALEB A/HITT AMY D
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BUILDING CHARACTERISTICS

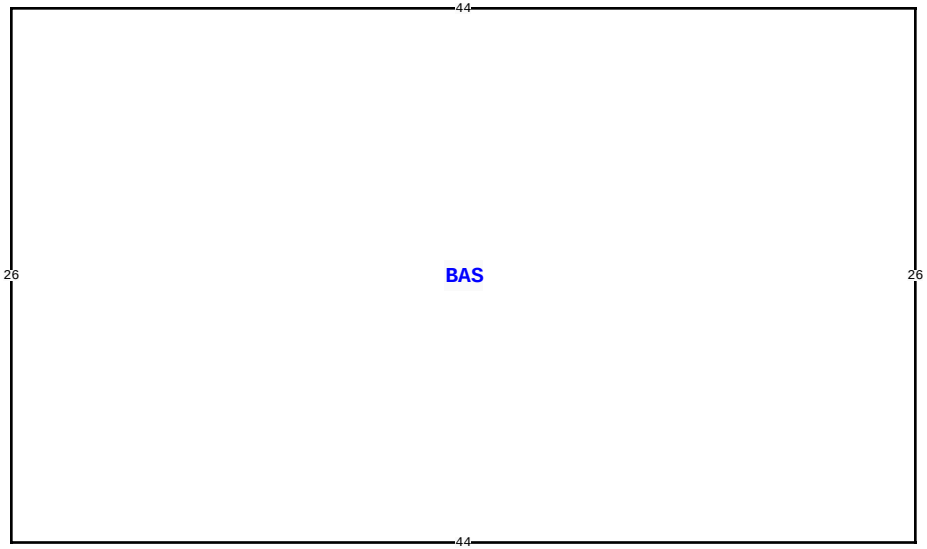
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,144	100		1,144	28,147
TOTALS	1,144			1,144	28,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,144	102.5100	61.51	70,367	2001	2001	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2025 Heated Area: 1144 HX Base Yr 2025



2374 SW KOONVILLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	09/23/2026 SF

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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1516/1778	6/05/2024	QC	U	I	11	100

GRANTOR: ADERHOLD HENRY H

GRANTEE: ADERHOLD-ALFORD KAL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S26 E44 N26$.

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

REVIEW DATE 08/02/2023 BY JB Total Acres: 27.23 Total Land Value: 13,344 Market: 170,495 Agricultural: 7,344 Common: 6,000 PRINTED 11/17/2026 BY SYS