

BEG NE COR OF SW1/4 OF NW1/4, RU S 250 FT, E 695.31 FT TO W R/W S FT, CONT N 153.84 FT TO POB.

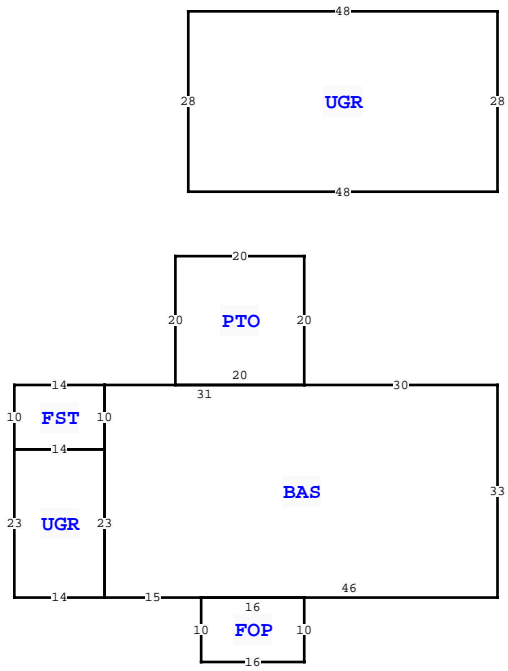
INABNITT JEFFREY M/INABNITT TAMMY  
2266 SW KOONVILLE AVE  
LAKE CITY, FL 32024

**2026**

02-4S-15-00330-006

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2415.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,013	100	
FOP	160	30	
FST	140	55	
PTO	400	5	
UGR	322	45	
UGR	1,344	45	
TOTALS	4,379		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2018		349,018	1991	1991	0	0	34.00	66.00
Heated Area: 2013 HX Base Yr 2018											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		230,352	
TOTAL MARKET OB/XF VALUE		3,735	
TOTAL LAND VALUE - MARKET		44,220	
TOTAL MARKET VALUE		278,307	
SOH/AGL Deduction		89,800	
ASSESSED VALUE		188,507	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		137,096	
TOTAL JUST VALUE		278,307	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		273,757	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1337/0051	5/11/2017	WD	Q	I	01	205,000
GRANTOR: RICHARD C & SUSAN PAR						
GRANTEE: JEFFREY M & TAMMY I						
1273/2124	4/30/2014	WD	Q	I	01	174,000
GRANTOR: ROBERT & MARIE PALMER						
GRANTEE: RICHARD C & SUSAN P						

EXTRA FEATURES																	
L N	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	100	14	12	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	960.00	960.00	100	0	0	3	100	960	
3	0294	SHED WOOD/	0	100	12	12	144.00	UT	3.30	3.30	100	0	0	3	100	475	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	

2266 SW KOONVILLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026
INC DATE		AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W30 W31 S10 S23 E15 E46 N33 \$	
UGR=[ORIG=0,-30] N28 W48 S28 E48 \$	
PTO=[ORIG=-30,0] N20 W20 S20 E20 \$	
UGR=[ORIG=-61,10] W14 S23 E14 N23 \$	
FOP=[ORIG=-46,33] S10 E16 N10 W16 \$	
FST=[ORIG=-61,0] W14 S10 E14 N10 \$	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		A-1	0.00	0.00	4.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,220							