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

2027

02-4S-15-00330-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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
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

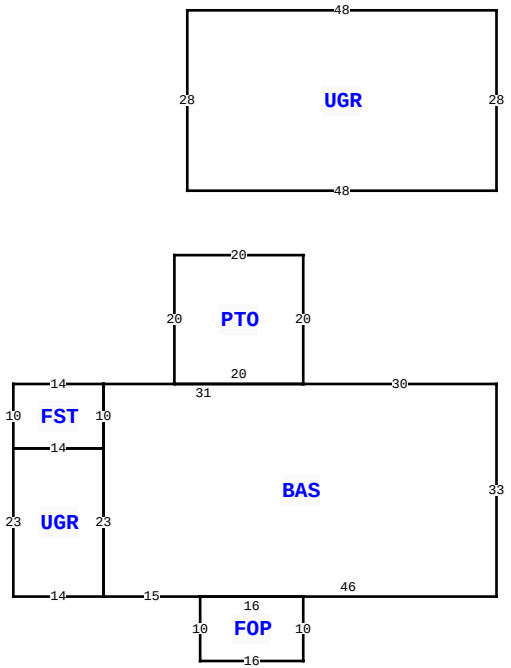
NEIGHBORHOOD/LOC 2415.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,013	100		2,013	156,613
FOP	160	30		48	3,734
FST	140	55		77	5,991
PTO	400	5		20	1,556
UGR	322	45		145	11,281
UGR	1,344	45		605	47,069
TOTALS	4,379			2,908	226,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,908	107.1600	117.88	342,795	1991	1991	0	0	0	34.00	66.00

1 SINGLE FAM 100% - 2018 Heated Area: 2013 HX Base Yr 2018



2266 SW KOONVILLE AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		226,245
TOTAL MARKET OB/XF VALUE		3,735
TOTAL LAND VALUE - MARKET		44,220
TOTAL MARKET VALUE		274,200
SOH/AGL Deduction		80,038
ASSESSED VALUE		194,162
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		142,751
TOTAL JUST VALUE		274,200
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,307

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						

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 $
.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 3,735

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	4.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,220							

REVIEW DATE 08/02/2023 BY JB Total Acres: 4.02 Total Land Value: 44,220 Market: 0 Agricultural: 0 Common: 44,220 PRINTED 11/17/2026 BY SYS