COMM NE COR OF SE1/4 OF NW1/4, S
W 214.80 FT FOR POB, CONT W 1041
R/W OF SW KOONVILLE AVE, S ALONG

MILLER EMMA LOU RIVERS
2307 SW KOONVILLE AVE
LAKE CITY, FL 32024

2027

02-4S-15-00330-007

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
Quality	05	05

DOR CODE 5000 IMPROVED AG

MAP NUM | MKT AREA 01

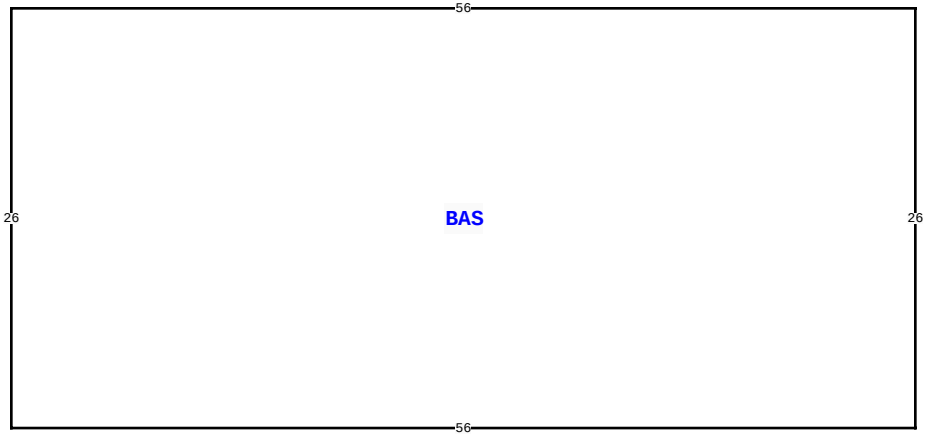
NEIGHBORHOOD/LOC 2415.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	132,641
TOTALS	1,456			1,456	132,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,456	113.9000	105.93	154,234	2018	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2019 Heated Area: 1456 HX Base Yr 2019



2307 SW KOONVILLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		132,641
TOTAL MARKET OB/XF VALUE		9,300
TOTAL LAND VALUE - MARKET		56,220
TOTAL MARKET VALUE		155,067
SOH/AGL Deduction		70,141
ASSESSED VALUE		84,926
TOTAL EXEMPTION VALUE	HX HB WX SX	84,926
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		198,161
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,589

SALE:2:1: 7.74 ACRES (FAMILY)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048460	Roof Replacement	6,800	10/23/2023
36863	M H	513	06/15/2018
9357	M H	125	02/16/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/265	12/14/2022	LE	U	I	14	100
GRANTOR: MILLER EMMA LOU RIVER						
GRANTEE: WILLIS JIMMIE DONAL						
1361/2395	5/17/2018	WD	U	V	30	100
GRANTOR: EMMA LOU RIVERS MILLE						
GRANTEE: EMMA LOU RIVERS MIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S26 E56 N26$.

LAND DESCRIPTION

TOTAL OB/XF 9,300

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.02	AC		1.00	1.00	1.00	280.00	280.00	1,126							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,220							
3	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 08/02/2023 BY JB Total Acres: 5.02 Total Land Value: 13,126 Market: 44,220 Agricultural: 1,126 Common: 12,000 PRINTED 11/17/2026 BY SYS