COMM SW COR OF NW1/4 OF SW1/4, E
POB, N 467.25 FT, E 467.25 FT TO
KOONVILLE AVE, S 467.25 FT, W 46

STINSON THOMAS L
2692 SW KOONVILLE AVE
LAKE CITY, FL 32024

2027

02-4S-15-00330-009

BUILDING CHARACTERISTICS

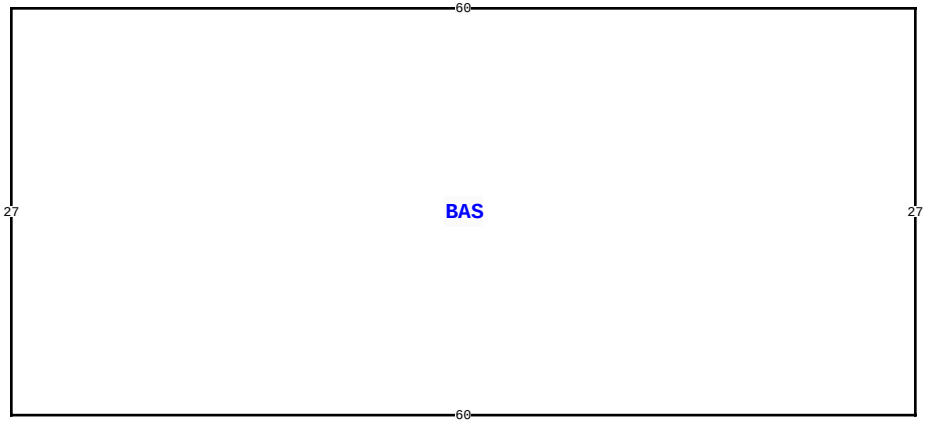
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,620	100		1,620	94,384
TOTALS	1,620			1,620	94,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	113.9000	105.93	171,607	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2019 Heated Area: 1620 HX Base Yr 2019



2692 SW KOONVILLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		94,384
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		115,384
SOH/AGL Deduction		54,624
ASSESSED VALUE		60,760
TOTAL EXEMPTION VALUE	HX HB	35,760
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		115,384
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,399

SALE:12:1: 50.39 AC WITH HOME-- FAMILY SALE

SALE:3:1: 50.39 AC WITH HOME-- FAMILY SALE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055431	Right-of-Way Acce		04/07/2026
000048385	Roof Replacement	11,866	10/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/1554	2/01/2019	LE	U	I	14	100
GRANTOR: EMMA LOU RIVERS MILLE						
GRANTEE: LISA ANN NEWMAN FKA						
1377/1552	2/01/2019	WD	U	I	30	100
GRANTOR: EMMA LOU RIVERS MILLE						
GRANTEE: THOMAS L STINSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 9,000

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
1	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							
2	0000	C	VAC RES	100		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	0.00	0.00	0							

REVIEW DATE BY Total Acres: 5.01 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/17/2026 BY SYS