

NW1/4 OF SW1/4 & BEG SW COR OF S  
 RUN N 240 FT, E 782.58 FT, N 221  
 FT TO W R/W CR-252-A, S 550.24 F

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

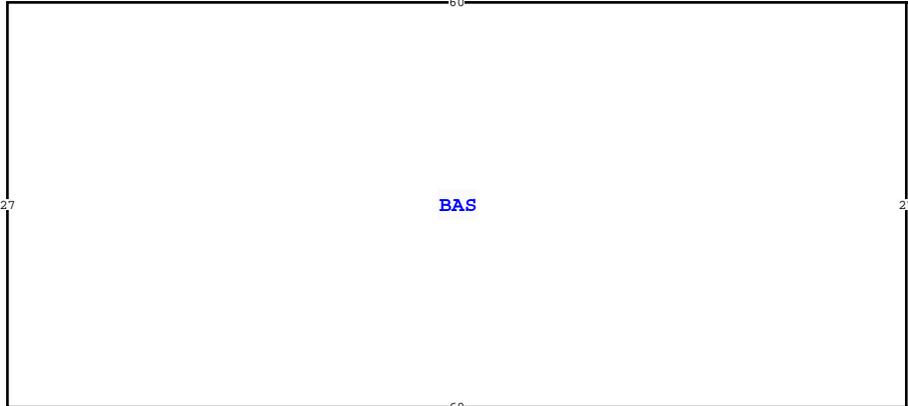
2026

02-4S-15-00330-009



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Units	01	CONV	100
		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
BAS	1,620	100	
TOTALS	1,620		97,422

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	109.34	177,131	2002	2002	0	0	45.00	55.00	
1 MANUF 1 100% - 2019 Heated Area: 1620 HX Base Yr 2019												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			97,422
TOTAL MARKET OB/XF VALUE			9,000
TOTAL LAND VALUE - MARKET			279,120
TOTAL MARKET VALUE			131,868
SOH/AGL Deduction			53,433
ASSESSED VALUE			78,435
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			27,024
TOTAL JUST VALUE			385,542
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			360,259
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							

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00
2	0296	SHED METAL	0	100	0	0		1.00	UT 2,000.00	2,000.00

TOTAL OB/XF										
9,000										
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/04/2026	MLU			

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W60 S27 E60 N27\$.									

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	DPHT 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	6,000.00	6,000.00	6,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	43.52	AC		1.00	1.00	1.00	445.00	445.00	19,366							
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	40.00	40.00	80							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	45.52	AC		1.00	1.00	1.00	6,000.00	6,000.00	273,120							