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/MORGAN ASHLEY
2692 SW KOONVILLE AVE
LAKE CITY, FL 32024

2027

02-4S-15-00330-013

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2728 SW KOONVILLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	09/23/2026 SF

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	290,570
TOTAL MARKET VALUE	17,662
SOH/AGL Deduction	0
ASSESSED VALUE	17,662
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,662
TOTAL JUST VALUE	290,570
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	290,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056393	Mobile Home		08/21/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/1601	8/10/2026	QC	U	V	11	100

GRANTOR: STINSON THOMAS L

GRANTEE: STINSON THOMAS

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	39.51	AC		1.00	1.00	1.00	445.00	445.00	17,582							
2	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							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	41.51	AC		1.00	1.00	1.00	7,000.00	7,000.00	290,570							

REVIEW DATE BY Total Acres: 41.51 Total Land Value: 17,662 Market: 290,570 Agricultural: 17,662 Common: 0 PRINTED 11/17/2026 BY SYS