COMM SW COR OF NW1/4 OF SW1/4
OF NE1/4, RUN E 10.73 FT TO
E R/W OF CR 252-A FOR POB,

ANDREWS STEPHEN A/ANDREWS CYNTHIA KAY
267 SW KOONVILLE AVE
LAKE CITY, FL 32024

2027

26-3S-15-00241-000

BUILDING CHARACTERISTICS

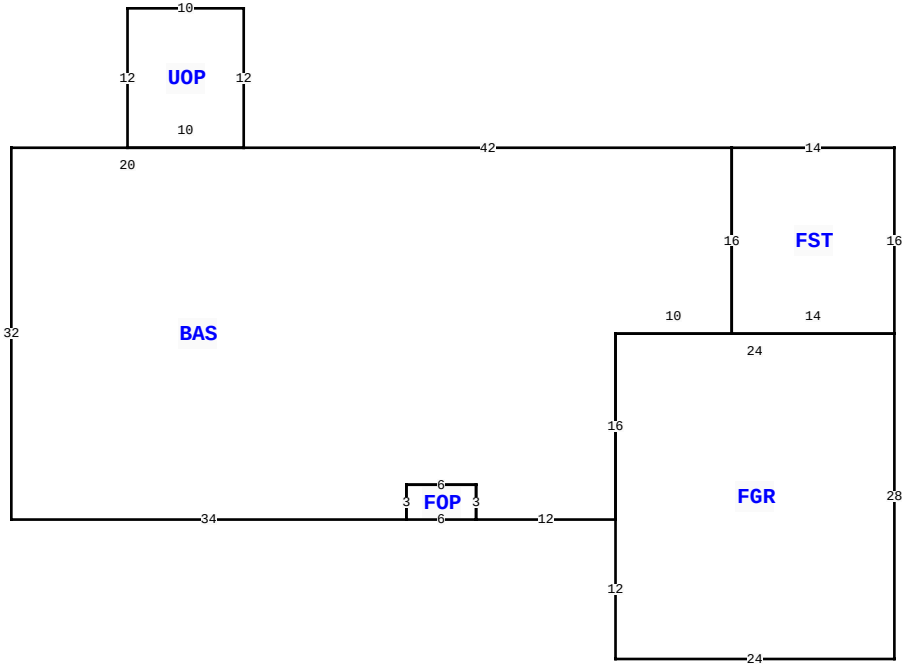
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	26315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,806	100		1,806	149,074
FGR	672	55		370	30,541
FOP	18	30		5	413
FST	224	55		123	10,153
UOP	120	20		24	1,981
TOTALS	2,840			2,328	192,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,328	115.4440	126.99	295,633	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 1806 HX Base Yr 1997



267 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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1985	1985	3	40	14,336	
2	0294	SHED WOOD/	0	100	12	18	1.00	UT	0.00	0.00	100	1985	1985	3	100	800	
3	0166	CONC,PAVMT	0	100	24	23	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		192,161
TOTAL MARKET OB/XF VALUE		19,036
TOTAL LAND VALUE - MARKET		44,660
TOTAL MARKET VALUE		255,857
SOH/AGL Deduction		99,346
ASSESSED VALUE		156,511
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		105,100
TOTAL JUST VALUE		255,857
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,352

SALE:2:1: 4.06 AC MOL

SALE:1:1: 4.06 AC PRCL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0828/1056	9/20/1996	WD	Q	I		106,000
GRANTOR: RIGDON						
GRANTEE: ANDREWS						
0809/1004	8/15/1995	WD	Q	I		95,000
GRANTOR: MARTIN & BARBARA LARS						
GRANTEE: ROBERT M & CHARLSIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 UOP= N12 W10 S12 E10$ W20 S32 E34FOP= E6 N3 W6S3$ N3 E6 S3 E12 FGR= S12 E24N28 W24 S16$ N16 E10 FST= E14N16 W14 S16$ N16$.

LAND DESCRIPTION

TOTAL OB/XF 19,036

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	4.06	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,660							

REVIEW DATE 02/24/2023 BY KS Total Acres: 4.06 Total Land Value: 44,660 Market: 0 Agricultural: 0 Common: 44,660 PRINTED 11/16/2026 BY SYS