COMM NW COR OF SW1/4 OF NE1/4,
RUN E 10.43 FTTO E R/W CR-252A
FOR POB, RUN S 398.08 FT, E

BALKCOM JIMMY J/BALKCOM MARSHA E
205 SW KOONVILLE AVE
LAKE CITY, FL 32024

2027

26-3S-15-00241-001

BUILDING CHARACTERISTICS

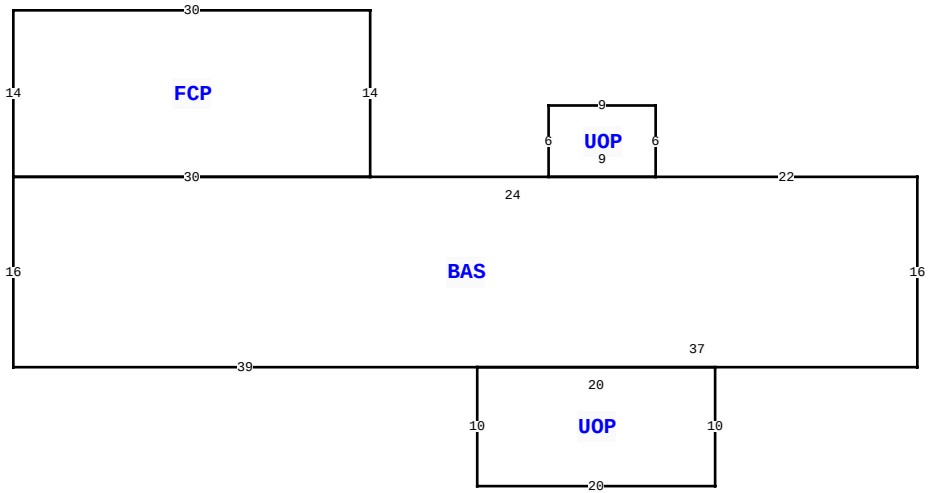
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
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	1,216	100		1,216	34,116
FCP	420	25		105	2,946
UOP	54	25		14	393
UOP	200	25		50	1,403
TOTALS	1,890			1,385	38,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,385	116.9000	70.14	97,144	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1996 Heated Area: 1216 HX Base Yr 1996



205 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	6	10	60.00	UT	3.50	3.50	50	1996	1996	3	50	105	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	2023	2022		100	1,900	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
8	0263	PRCH,USP	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	90,470
TOTAL MARKET OB/XF VALUE	18,205
TOTAL LAND VALUE - MARKET	62,880
TOTAL MARKET VALUE	171,555
SOH/AGL Deduction	65,515
ASSESSED VALUE	106,040
TOTAL EXEMPTION VALUE	13 HX HB 106,040
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	171,555
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055999	Electrical Servic		06/29/2026
11549	M H	125	08/21/1996
10480	M H	125	11/21/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0793/0957	7/20/1994	WD	Q	V		14,000

GRANTOR: MARTIN & BARBARA LARS

GRANTEE: JIMMY J & MARSHA E

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 UOP= N6 W9 S6 E9$ W24 FCP= N14 W30 S14 E30$ W30 S16 E39 UOP= S10 E20 N10 W20$ E37 N16$.

LAND DESCRIPTION

TOTAL OB/XF 18,205

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	4.24	AC		1.00	1.00	1.00	12,000.00	12,000.00	50,880							
2	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 02/24/2023 BY KS Total Acres: 5.24 Total Land Value: 62,880 Market: 0 Agricultural: 0 Common: 62,880 PRINTED 11/16/2026 BY SYS

COMM NW COR OF SW1/4 OF NE1/4,
RUN E 10.43 FTTO E R/W CR-252A
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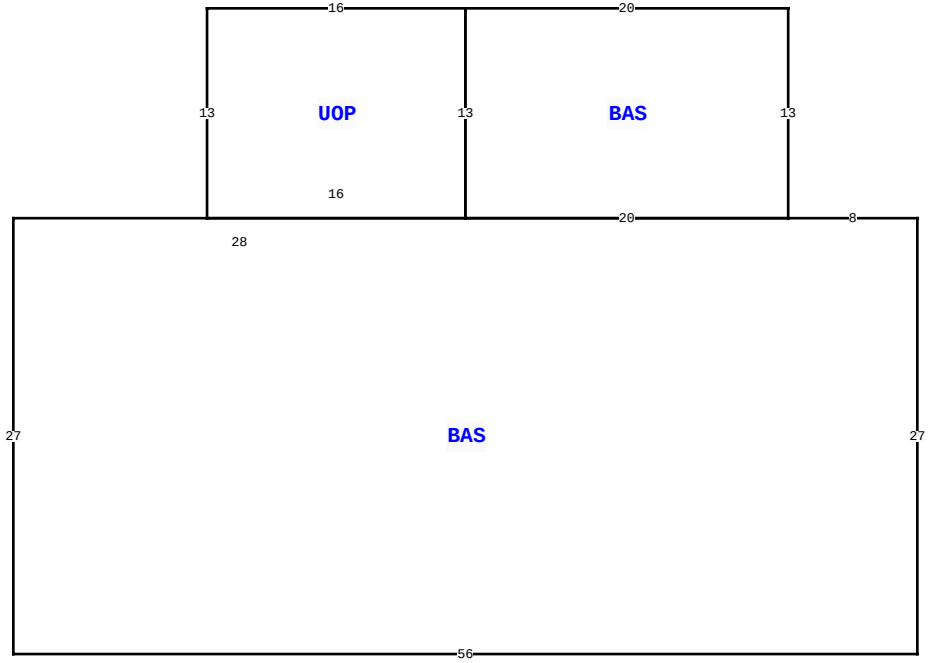
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Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	26315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	260	100		260	7,357
BAS	1,512	100		1,512	42,784
UOP	208	25		52	1,471
TOTALS	1,980			1,824	51,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,824	117.9000	70.74	129,030	1997	1996	0	0	0	60.00	40.00

2 MOBILE HME 100% - 1996 Heated Area: 1772 HX Base Yr 1996



205 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTOR: MARTIN & BARBARA LARS

GRANTEE: JIMMY J & MARSHA E

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 BAS= N13 W20 S13 E20$ W20 UOP= N13 W16 S13 E16$ W28 S27 E56 N27$.

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

REVIEW DATE 02/24/2023 BY KS Total Acres: 5.24 Total Land Value: 62,880 Market: 0 Agricultural: 0 Common: 62,880 PRINTED 11/16/2026 BY SYS