S1/2 OF SW1/4 OF NE1/4 & S1/2
OF S1/2 OF SE1/4 OF NW1/4, EX
THE W 12 AC & EX 3.50 AC DESC

BANNISTER JUDY F
337 SW KOONVILLE AVE
LAKE CITY, FL 32024

2027

26-3S-15-00242-000

BUILDING CHARACTERISTICS

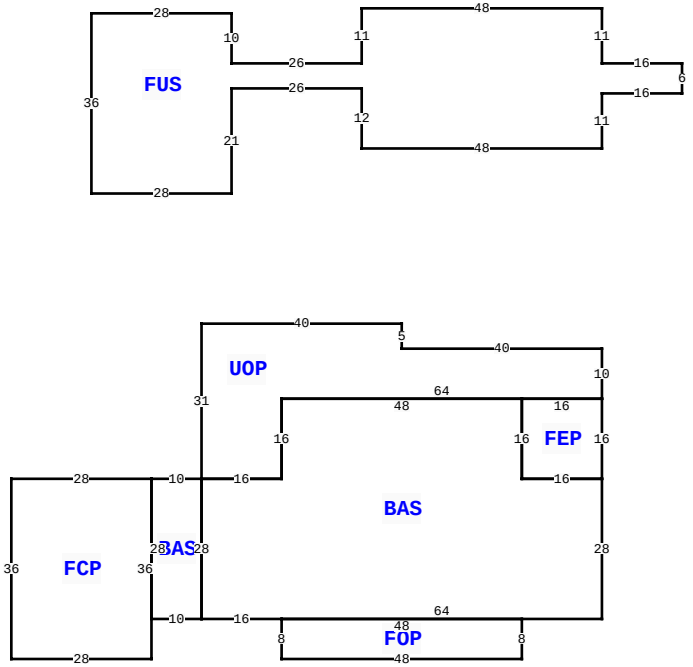
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	280	100		280	23,145
BAS	3,008	100		3,008	248,643
FCP	1,008	25		252	20,831
FEP	256	80		205	16,946
FOP	384	30		115	9,506
FUS	2,578	100		2,578	213,099
UOP	1,256	20		251	20,748
TOTALS	8,770			6,689	552,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	6,689	115.6048	127.17	850,640	1973	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 5866 HX Base Yr



337 SW KOONVILLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
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	552,916
TOTAL MARKET OB/XF VALUE	39,186
TOTAL LAND VALUE - MARKET	118,265
TOTAL MARKET VALUE	710,367
SOH/AGL Deduction	212,353
ASSESSED VALUE	498,014
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	446,603
TOTAL JUST VALUE	710,367
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	720,411

XFOB:4:1: ASPHALT DRIVE

XFOB:1:1: RACQUET BALL COURT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049229	Roof Replacement	55,000	02/16/2024
000047661	Roof Replacement	45,191	07/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-16,0] W48 S16 W16 S28 E16 E64 N28 W16 N16 $
FUS=[ORIG=0,-50] N11 E16 N6 W16 N11 W48 S11 W26 N10 W28 S36 E28 N21 E26 S12 E48 $
UOP=[ORIG=0,0] N10 W40 N5 W40 S31 E16 N16 E64 $
FCP=[ORIG=-90,16] W28 S36 E28 N36 $
FOP=[ORIG=-64,44] S8 E48 N8 W48 $
BAS=[ORIG=-80,16] W10 S28 E10 N28 $
FEP=[ORIG=0,0] W16 S16 E16 N16 $
.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	6,000	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1989	1989	3	40	14,336	
3	0200	GARAGE F	0	100	0	0	1.00	UT	0.00	0.00	100	1989	1989	3	100	3,500	
4	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
8	0300	TENNIS CRT	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,500	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 39,186

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	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	14.75	AC		1.00	1.00	1.00	7,500.00	7,500.00	110,625							
3	9900	C	AC NON-AG	100		A-1	0.00	0.00	3.50	AC		1.00	1.00	1.00	40.00	40.00	140							

REVIEW DATE 04/23/2024 BY JS Total Acres: 19.25 Total Land Value: 118,265 Market: 0 Agricultural: 0 Common: 118,265 PRINTED 11/16/2026 BY SYS