

COMM SE COR OF SE1/4 OF NW1/4, R
W R/W OF CR-252A FOR POB, CONT W
FT, N 330.95 FT, E 460.78 FT, S

HORTON WILLIAM LARRY/HORTON KAREN L
356 SW KOONVILLE AVE
LAKE CITY, FL 32024

2026

26-3S-15-00242-006
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	15	HARDTILE	20
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	07	07	
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
BAS	2,252	100	
FGR	554	55	
FOP	112	30	
FSP	260	40	
TOTALS	3,178		
			2,695
			242,828

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2006								
Heated Area: 2252						HX Base Yr 2006					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			242,828
TOTAL MARKET OB/XF VALUE			43,581
TOTAL LAND VALUE - MARKET			38,500
TOTAL MARKET VALUE			324,909
SOH/AGL Deduction			89,096
ASSESSED VALUE			235,813
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			179,402
TOTAL JUST VALUE			324,909
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			308,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30907	MAINT/ALTR	65	04/05/2013
8447	SFR	67,000	06/02/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1043/1983	4/15/2005	WD Q	Q	I		198,500
GRANTOR: HOLLIS & MOLLIE BURCH						
GRANTEE: WILLIAM LARRY & KAR						
0956/2536	6/28/2002	WD Q	Q	I		169,900
GRANTOR: DCHOPP						
GRANTEE: HOLLIS & MOLLIE BUR						

EXTRA FEATURES																
L N	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	0		2.00	100	0	0	3	100	1,866	
2	0166	CONC, PAVMT	0	100	0	0	0		2.00	100	1993	1993	3	100	5,624	
3	0120	CLFENCE 4	0	100	0	0	0		0.00	100	2005	2005	3	100	1,200	
4	0041	BARN, MACH	0	0	30	50			8.00	100	2005	2005	3	100	12,000	
5	0169	FENCE/WOOD	0	100	0	0	0		0.00	100	2005	2005	3	100	1,600	
6	0280	POOL R/CON	0	100	12	32			70.00	100	2013	2013	3	74	19,891	
7	0060	CARPORT F	0	100	0	0	0		0.00	100	2013	2013	3	100	1,400	

TOTAL OB/XF												43,581												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	3.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	38,500							

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/21/2026 MLU											

BUILDING DIMENSIONS											
BAS= W29 FSP= W10 S12 W11 S9E10 N2 E8 N9 E3 N10\$ S10 W3 S9W8 S2 W10 N9 W9 S43 E13 N9 E5 FOP= S8 E12 N8 W2 N2 W8 S2 W2\$ E2 N2 E8 S2 E10 FGR= S23 E6S2 E2 N2 E5 S2 E2 N2 E6 N26 W21 S3\$ N3 E21 N43\$.											