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

2027

26-3S-15-00242-006

BUILDING CHARACTERISTICS

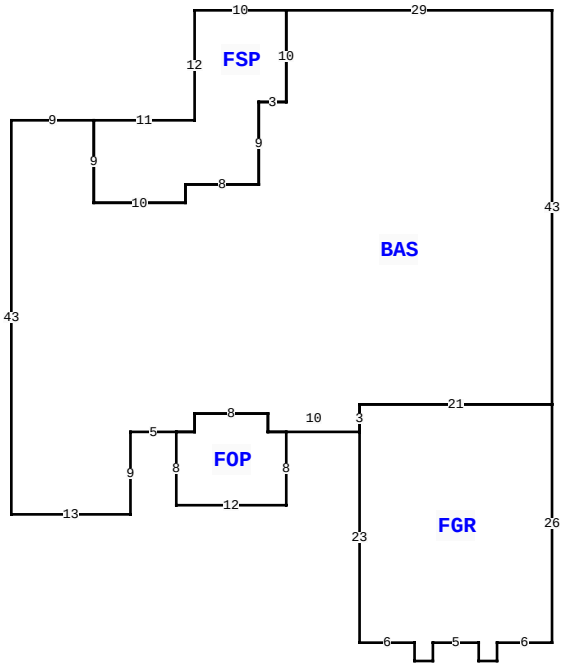
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,252	100		2,252	195,798
FGR	554	55		305	26,518
FOP	112	30		34	2,956
FSP	260	40		104	9,042
TOTALS	3,178			2,695	234,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,695	121.5984	133.76	360,483	1994	2000	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 2252 HX Base Yr 2006



356 SW KOONVILLE AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		234,314
TOTAL MARKET OB/XF VALUE		43,581
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		316,395
SOH/AGL Deduction		73,868
ASSESSED VALUE		242,527
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		186,116
TOTAL JUST VALUE		316,395
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,652

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	I		198,500
GRANTOR: HOLLIS & MOLLIE BURCH						
GRANTEE: WILLIAM LARRY & KAR						
0956/2536	6/28/2002	WD	Q	I		169,900
GRANTOR: DCHOPP						
GRANTEE: HOLLIS & MOLLIE BUR						

BUILDING NOTES

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$.

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	933.00	UT	2.00	2.00	100	0	0	3	100	1,866	
2	0166	CONC,PAVMT	0	100	0	0	2,812.00	UT	2.00	2.00	100	1993	1993	3	100	5,624	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200	
4	0041	BARN,MACH	0	0	30	50	1,500.00	UT	8.00	8.00	100	2005	2005	3	100	12,000	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,600	
6	0280	POOL R/CON	0	100	12	32	384.00	UT	70.00	70.00	100	2013	2013	3	74	19,891	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 43,581

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	3.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	38,500							

REVIEW DATE 02/24/2023 BY KS Total Acres: 3.50 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/16/2026 BY SYS