

COMM SW COR OF NW1/4 OF SE1/4, R
 E R/W OF CR-252-A, N ALONG R/W 1
 POB, CONT N 148.79 FT, E 1304.57

ANDERSON HENRY/ANDERSON MARY
 635 SW KOONVILLE AVE
 LAKE CITY, FL 32024

2026

26-3S-15-00246-001


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 34,265 TOTAL MARKET VALUE 34,265 SOH/AGL Deduction 9,765 ASSESSED VALUE 24,500 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 24,500 TOTAL JUST VALUE 34,265 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 28,035																			
																				PERMIT NUM DESCRIPTION AMT ISSUED																			
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 0866/0479 9/21/1998 QC Q V 01 8,000 GRANTOR: LAWS GRANTEE: HENRY ANDERSON ETAL																			
DOR CODE 0000 VACANT										BLD DATE										LGL DATE																			
MAP NUM										XF DATE										LAND DATE 04/22/2026 MLU																			
NEIGHBORHOOD/LOC 26315.00 1.00/										INC DATE										AG DATE																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
																				TOTALS																			
EXTRA FEATURES																				BUILDING NOTES																			
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	BUILDING DIMENSIONS																						
LAND DESCRIPTION										TOTAL OB/XF																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	0000	C	VAC RES	0		A-1	0.00	0.00	4.45	AC		1.00	1.00	0.70	11,000.00	7,700.00	34,265																						
REVIEW DATE 04/22/2026 BY MLU Total Acres: 4.45 Total Land Value: 34,265 Market: 0 Agricultural: 0 Common: 34,265 PRINTED 06/22/2026 BY SYS																																							