

COMM NE COR OF SW1/4, RUN W 59.7
CR-252-A FOR POB, CONT W 1254.81
FT, E 505.28 FT, N 100.02 FT, E

ENGBRETSON MICHAEL/ENGBRETSON JULIE
456 SW KOONVILLE AVE
LAKE CITY, FL 32024

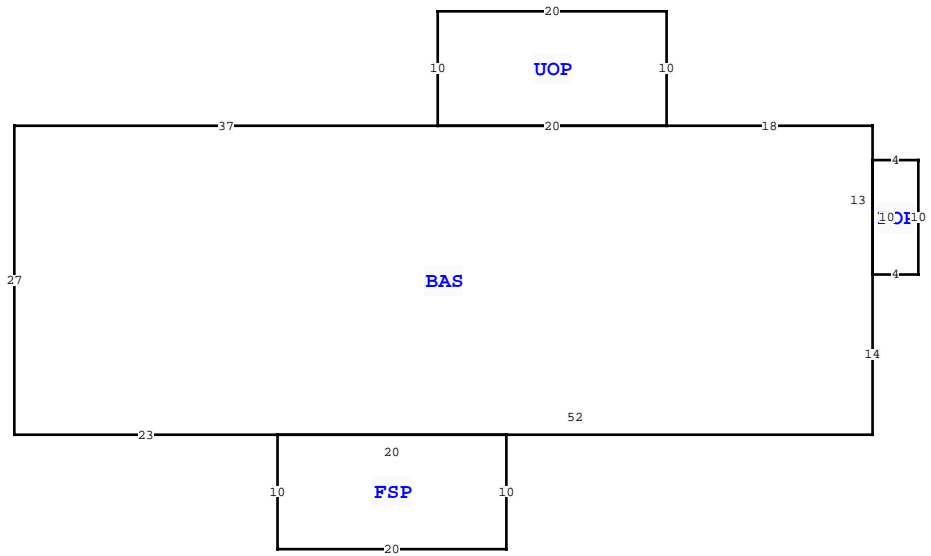
2026

26-3S-15-00263-000



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	17	MSNRY	STUC	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	12	MODULAR	MT	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	13	LAM/VNLPLK	80		
Interior Floor	14	CARPET	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	05	05			
DOR CODE	5000 IMPROVED AG				
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	2,025	100		2,025	200,281
FOP	40	30		12	1,187
FSP	200	40		80	7,912
UOP	200	20		40	3,956
TOTALS	2,465			2,157	213,336

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%	- 2026									
			Heated Area: 2025				HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			213,336	
TOTAL MARKET OB/XF VALUE			5,704	
TOTAL LAND VALUE - MARKET			115,900	
TOTAL MARKET VALUE			231,405	
SOH/AGL Deduction			118,047	
ASSESSED VALUE			113,358	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			61,947	
TOTAL JUST VALUE			334,940	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			191,516	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055183	Storage Building	36,000	03/06/2026
000055104	Right-of-Way Acce		02/24/2026
000054853	Electrical Servic		01/21/2026

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/1044	10/09/2025	WD	Q	I	01	405,000
GRANTOR: TJRL INVESTMENTS LLC						
GRANTEE: ENGBRETSON MICHAEL						
1513/2766	5/06/2024	WD	U	I	37	250,000
GRANTOR: BLANCHARD MARIAN AS P						
GRANTEE: TJRL INVESTMENTS LL						

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	0070	CARPORT UF	0	100	20	20	1.00	UT	0.00	100	1976	1976	3	100	1,000	
2	0031	BARN, MT AE	0	100	16	24	1.00	UT	0.00	100	1976	1976	3	100	1,344	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1976	1976	3	100	1,200	
4	0251	LEAN TO W/	0	100	9	24	216.00	UT	5.00	100	1993	1993	3	100	1,080	
5	0251	LEAN TO W/	0	100	9	24	216.00	UT	5.00	100	1993	1993	3	100	1,080	

LAND DESCRIPTION																								
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	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	6200	A	PASTURE 3	100					8.09	AC		1.00	1.00	1.00	280.00	280.00	2,265							
3	5910	A	SWAMP/CYPRES	100					2.50	AC		1.00	1.00	1.00	40.00	40.00	100							
4	9910	M	MKT. VAL. AG	100					10.59	AC		1.00	1.00	1.00	10,000.00	10,000.00	105,900							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/08/2025	MLU

BUILDING NOTES	
456 SW KOONVILLE AVE, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W37 S27 E23 FSP= S10 E20 N10 W20\$ E52 N14 FOP= E4N10 W4 S10\$ N13 W18 UOP= N10W20 S10 E20\$ W20\$.	