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

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

2027

26-3S-15-00263-000

BUILDING CHARACTERISTICS

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 Floo	13	LAM/VNLPLK 80
Interior Floo	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

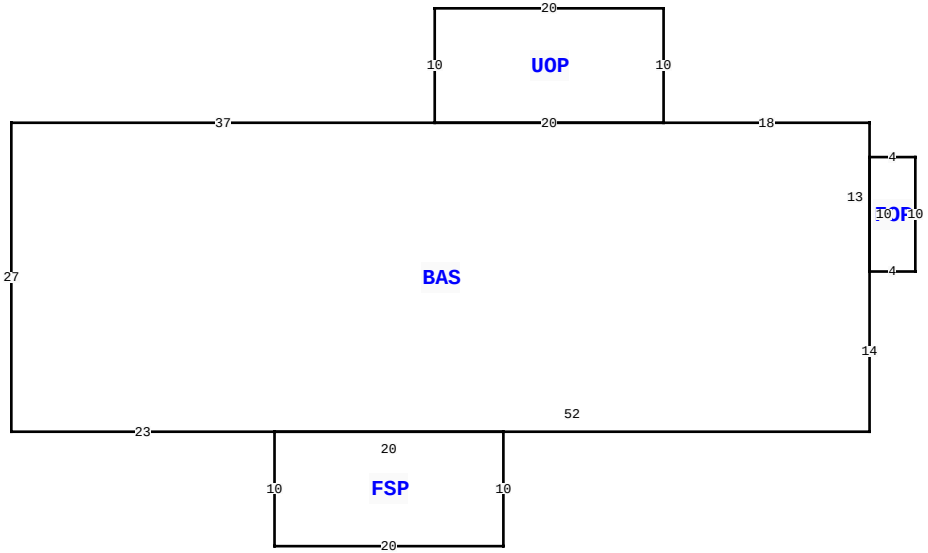
NEIGHBORHOOD/LOC 26315.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,025	100		2,025	196,701
FOP	40	30		12	1,166
FSP	200	40		80	7,771
UOP	200	20		40	3,886
TOTALS	2,465			2,157	209,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,157	110.3860	121.42	261,903	1976	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2026 Heated Area: 2025 HX Base Yr 2026



456 SW KOONVILLE AVE, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		209,522
TOTAL MARKET OB/XF VALUE		5,704
TOTAL LAND VALUE - MARKET		115,900
TOTAL MARKET VALUE		227,591
SOH/AGL Deduction		110,903
ASSESSED VALUE		116,688
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		65,277
TOTAL JUST VALUE		331,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,940

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: ENGEBRETSON MICHAEL						
1513/2766	5/06/2024	WD	U	I	37	250,000
GRANTOR: BLANCHARD MARIAN AS P						
GRANTEE: TJRL INVESTMENTS LL						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 5,704

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	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							

REVIEW DATE 06/07/2024 BY ME Total Acres: 11.59 Total Land Value: 12,365 Market: 105,900 Agricultural: 2,365 Common: 10,000 PRINTED 11/16/2026 BY SYS