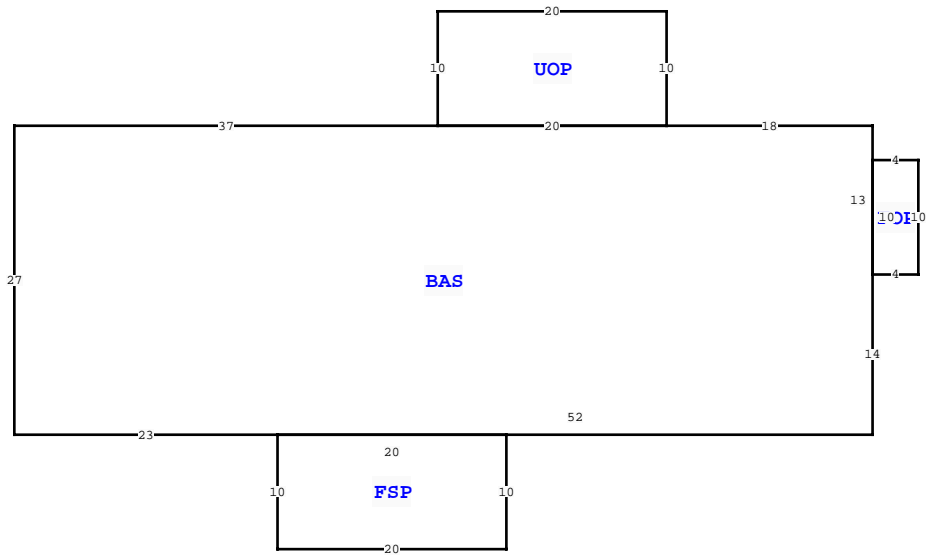




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	05	05	
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	2,025	100	
FOP	40	30	
FSP	200	40	
UOP	200	20	
TOTALS	2,465		

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	87.3000	97.78	210,911	1976	1976	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2025 Heated Area: 2025 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			137,092
TOTAL MARKET OB/XF VALUE			4,124
TOTAL LAND VALUE - MARKET			50,300
TOTAL MARKET VALUE			191,516
SOH/AGL Deduction			0
ASSESSED VALUE			191,516
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			191,516
TOTAL JUST VALUE			191,516
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			191,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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	0	20	20	1.00	UT	0.00	100	1976	1976	3	100	500	
2	0031	BARN, MT AE	0	0	16	24	1.00	UT	0.00	100	1976	1976	3	100	1,344	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	100	1976	1976	3	100	1,200	
4	0251	LEAN TO W/	0	0	9	24	216.00	UT	2.50	100	1993	1993	3	100	540	
5	0251	LEAN TO W/	0	0	9	24	216.00	UT	2.50	100	1993	1993	3	100	540	

TOTAL OB/XF														4,124
456 SW KOONVILLE AVE, LAKE CITY														
BLD DATE		LGL DATE		04/08/2025		MLU								
XF DATE		LAND DATE												
INC DATE		AG DATE												

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										
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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	9900	C	AC NON-AG	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	175.00	175.00	875							
3	0000	C	VAC RES	0		A-1	0.00	0.00	5.59	AC		1.00	1.00	1.00	7,500.00	7,500.00	41,925							