

COMM SE COR OF NE1/4 OF SW1/4, R
FOR POB, RUN N 430.66 FT, W 505.
FT, E 505.74 FT TO POB.

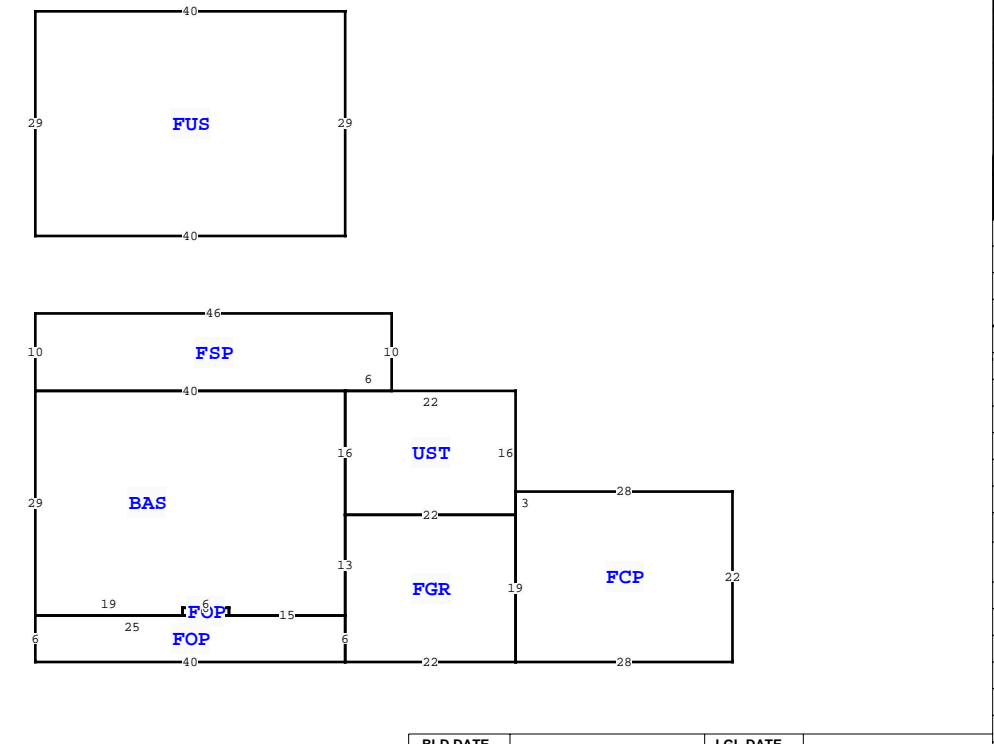
WILSON CALEB DANIEL/WILSON DELMARIE NICOLE
634 SW KOONVILLE AVE
LAKE CITY, FL 32024

2026

26-3S-15-00266-000
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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	31 VINYL SID 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	06 CUST PANEL 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	3 100
Frame	01 NONE 100
Stories	2. 2. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,114	119.7998	134.18	417,837	1972	1972	0	0	0 35.00	65.00



Quality					
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	1,154	100		1,154	100,649
FCP	616	25		154	13,432
FGR	418	55		230	20,060
FOP	6	30		2	174
FOP	240	30		72	6,280
FSP	460	40		184	16,048
FUS	1,160	100		1,160	101,172
UST	352	45		158	13,780
TOTALS	4,406			3,114	271,594

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			271,594
TOTAL MARKET OB/XF VALUE			14,776
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			346,370
SOH/AGL Deduction			162,619
ASSESSED VALUE			183,751
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			132,340
TOTAL JUST VALUE			346,370
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			341,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/575	3/27/2026	QC	U	I	11	100
GRANTOR: HINRICHS JOHN						
GRANTEE: WILSON CALEB DANIEL						
0932/0093	6/14/2001	WD	Q	I	05	36,000
GRANTOR: WEINMAN 'S						
GRANTEE: HENRICHS '						

EXTRA FEATURES															BLD DATE		LGL DATE		
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	LAND DATE	AG DATE
1	0296	SHED METAL	0	100	10	16	160.00	UT	2.50	2.50	100	1993	1993	3	100	400		04/22/2026	MLU
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200			
3	0280	POOL R/CON	0	100	28	14	392.00	UT	70.00	70.00	100	1972	1972	3	40	10,976			
4	0070	CARPORT UF	0	100	12	20	1.00	UT	0.00	0.00	100	0	0	3	100	800			
5	0296	SHED METAL	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800			
6	0214	GRN HOUSE	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600			
TOTALS																	14,776		

BUILDING NOTES									

BUILDING DIMENSIONS									
FUS=[ORIG=0,-20] N29 W40 S29 E40 \$									
BAS=[ORIG=0,0] W40 S29 E19 N1 E6 S1 E15 N13 N16 \$									
FCP=[ORIG=22,16] S19 E28 N22 W28 S3 \$									
FSP=[ORIG=0,0] E6 N10 W46 S10 E40 \$									
FGR=[ORIG=0,29] S6 E22 N19 W22 S13 \$									
UST=[ORIG=0,16] E22 N16 W22 S16 \$									
FOP=[ORIG=-40,29] S6 E40 N6 W15 W25 \$									
FOP=[ORIG=-15,29] N1 W6 S1 E6 \$									

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	48,000							