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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

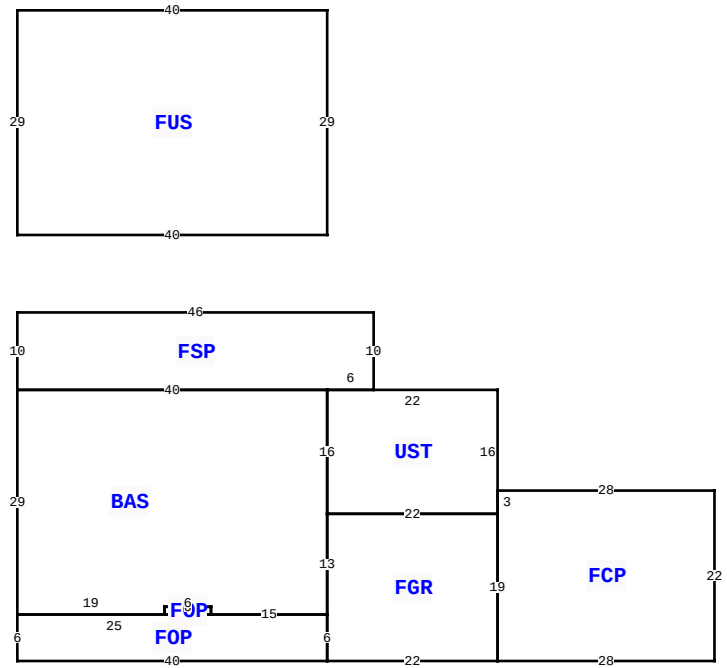
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,154	100		1,154	102,441
FCP	616	25		154	13,671
FGR	418	55		230	20,417
FOP	6	30		2	177
FOP	240	30		72	6,391
FSP	460	40		184	16,334
FUS	1,160	100		1,160	102,974
UST	352	45		158	14,026
TOTALS	4,406			3,114	276,431

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	136.57	425,279	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 2314 HX Base Yr 2000



634 SW KOONVILLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		276,431
TOTAL MARKET OB/XF VALUE		14,776
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		351,207
SOH/AGL Deduction		167,456
ASSESSED VALUE		183,751
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		132,340
TOTAL JUST VALUE		351,207
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'						

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 $
.

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	0296	SHED METAL	0	100	10	16	160.00	UT	2.50	2.50	100	1993	1993	3	100	400	
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	

LAND DESCRIPTION

TOTAL OB/XF 14,776

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	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							

REVIEW DATE 02/23/2023 BY KS Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 05/08/2026 BY SYS