

COMM NE COR OF SW1/4, RUN S 1454
1192.66 FT, W 76.94 FT FOR POB,
1243.05 FT, N 350.23 FT, EAST 12

SORENSEN CARL W SR TRUST DATED SEPTEMBER 18, 2018
900 SW KOONVILLE AVE
LAKE CITY, FL 32024-3581

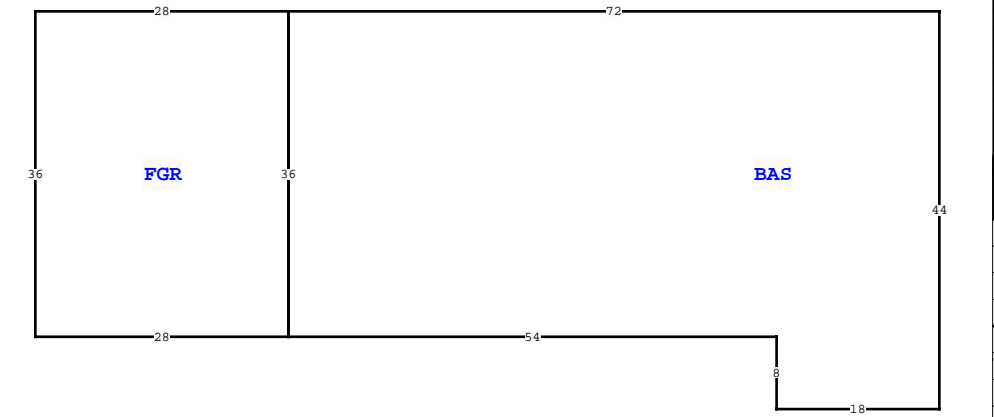
2026

26-3S-15-00267-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	18	CEMENT BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	02	WALL BD/WD	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	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	01	01	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	AP	NORM	% COND	
0100	01	3,290	68.2290	76.42	251,422	1978	1978		0	0	10	35.00	55.00



Quality	04	04			
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	2,736	100		2,736	114,997
FGR	1,008	55		554	23,285
TOTALS	3,744			3,290	138,282

900 SW KOONVILLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026
INC DATE		AG DATE	MLU

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1978	1978	3	100	2,000	
2	0020	BARN,FR	0	0	12	20	240.00	UT	14.00	14.00	80	1978	1978	3	80	2,688	
3	0166	CONC,PAVMT	0	0	18	15	270.00	UT	1.40	1.40	100	0	0	3	100	378	
4	0166	CONC,PAVMT	0	0	32	32	1,088.00	UT	2.50	2.50	100	2006	2006	3	100	2,720	
5	0070	CARPORT UF	0	0	17	34	578.00	UT	2.50	2.50	100	2006	2006	3	100	1,445	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			138,282
TOTAL MARKET OB/XF VALUE			9,231
TOTAL LAND VALUE - MARKET			95,000
TOTAL MARKET VALUE			242,513
SOH/AGL Deduction			0
ASSESSED VALUE			242,513
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			242,513
TOTAL JUST VALUE			242,513
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			314,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27991	M H	375	08/05/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/1895	3/27/2025	WD	Q	I	01	260,000
GRANTOR: YALE DOUGLAS R						
GRANTEE: SORENSON CARL W SR						
1275/1786	5/30/2014	WD	Q	I	01	136,000
GRANTOR: NORMAN HEIMS AS TRUST						
GRANTEE: DOUGLAS R YALE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W72 FGR= W28 S36 E28 N36\$ S36 E54 S8 E18 N44\$.	

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	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000									