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

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

2027

26-3S-15-00267-000

BUILDING CHARACTERISTICS

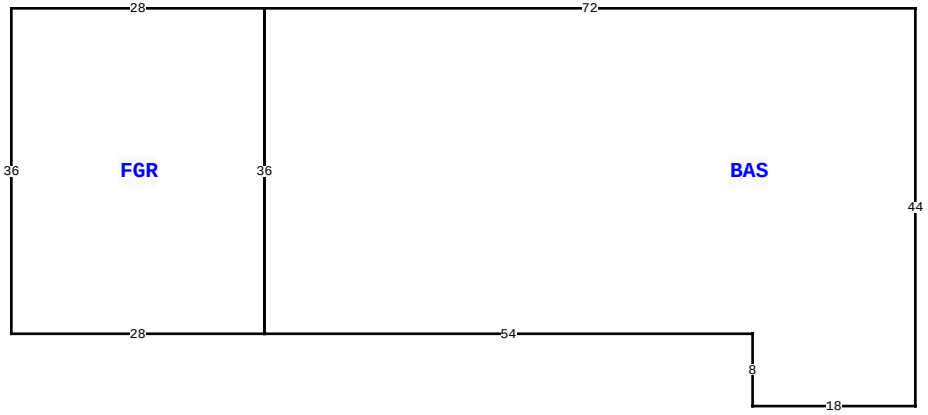
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	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	112,935
FGR	1,008	55		554	22,868
TOTALS	3,744			3,290	135,803

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	75.05	246,914	1978	1978	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 2026 Heated Area: 2736 HX Base Yr



900 SW KOONVILLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	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	135,803
TOTAL MARKET OB/XF VALUE	9,231
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	240,034
SOH/AGL Deduction	0
ASSESSED VALUE	240,034
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,034
TOTAL JUST VALUE	240,034
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056152	Roof Replacement	14,400	07/22/2026
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 9,231

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	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							

REVIEW DATE 07/18/2025 BY TP Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 11/16/2026 BY SYS