

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

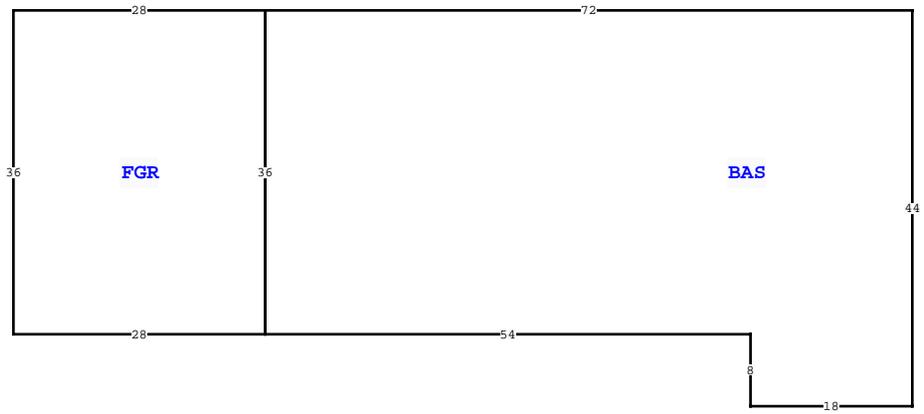
SORENSEN CARL W SR TRUST DATED SEPTEMBER 18, 2018  
900 SW KOONVILLE AVE  
LAKE CITY, FL 32024-3581

**2026**

26-3S-15-00267-000  
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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	
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
BAS	2,736	100	
FGR	1,008	55	
TOTALS	3,744		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	0%	- 2026									
				Heated Area:	2736			HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		140,743	
TOTAL MARKET OB/XF VALUE		9,231	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		244,974	
SOH/AGL Deduction		0	
ASSESSED VALUE		244,974	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		244,974	
TOTAL JUST VALUE		244,974	
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						

EXTRA FEATURES		900 SW KOONVILLE AVE, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0180	FPLC 1STRY	2,000.00
2	0020	BARN,FR	14.00
3	0166	CONC,PAVMT	1.40
4	0166	CONC,PAVMT	2.50
5	0070	CARPORT UF	2.50

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

BUILDING NOTES	

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

LAND DESCRIPTION		TOTAL OB/XF												9,231										
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							