COMM NE COR OF SW1/4 OF SEC, RUN
FT, RUN W 69.06 FT TO CONCR MONU
NE COR OF LANDS DESC IN ORB 1079

DAMIANI KATHLEEN
798 SW KOONVILLE AVE
LAKE CITY, FL 32024

2027

26-3S-15-00267-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

692 SW KOONVILLE AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	63,061
TOTAL MARKET VALUE	16,961
SOH/AGL Deduction	2,371
ASSESSED VALUE	14,590
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,590
TOTAL JUST VALUE	63,061
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1327/0455	12/08/2016	QC	U	V	11	100

GRANTOR: STEVEN ATKINS & KATHL

GRANTEE: KATHLEEN DAMIANI

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	6200	A	PASTURE 3	0					5.00	AC		1.00	1.00	1.00	280.00	280.00	1,400							
2	9910	M	MKT.VAL.AG	0					5.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	47,500							
3	9900	C	AC NON-AG	0			0.00	0.00	5.46	AC		1.00	1.00	0.30	9,500.00	2,850.00	15,561							

REVIEW DATE 05/04/2026 BY MLU Total Acres: 10.46 Total Land Value: 16,961 Market: 47,500 Agricultural: 1,400 Common: 15,561 PRINTED 11/16/2026 BY SYS