COMM NE COR OF SW1/4, S 1454.92
S 234.70 FT FOR POB, CONT S 131
131 FT, E 336 FT TO POB.

DAMIANI-ASHLEY MELANIE/ASHLEY DONNA
748 SW KOONVILLE AVE
LAKE CITY, FL 32025

2027

26-3S-15-00267-004

BUILDING CHARACTERISTICS

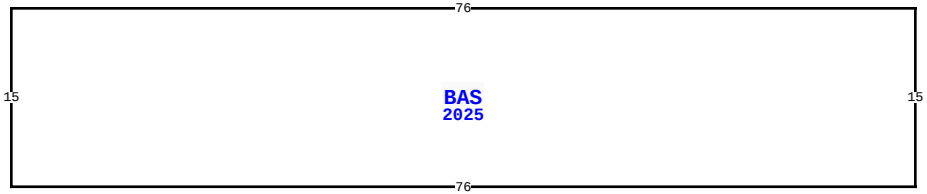
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,140	100	2025	1,140	120,658
TOTALS	1,140			1,140	120,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,140	112.5000	108.00	123,120	2024	2024	0	0	0	2.00	98.00

1 MANUF 2 100% - 2026 Heated Area: 1140 HX Base Yr 2026



748 SW KOONVILLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		120,658
TOTAL MARKET OB/XF VALUE		9,500
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		150,158
SOH/AGL Deduction		0
ASSESSED VALUE		150,158
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		98,747
TOTAL JUST VALUE		150,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050633	Mobile Home		08/22/2024
000050620	Right-of-Way Acce		08/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/1264	7/19/2024	QC	U	V	11	16,000

GRANTOR: DAMIANI KATHLEEN

GRANTEE: DAMIANI-ASHLEY MELA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=14,14] E76 S15 W76 N15 $

.

LAND DESCRIPTION

TOTAL OB/XF 9,500

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					1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 04/21/2026 BY robin Total Acres: 1.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS