

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

2026

26-3S-15-00267-004



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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
BAS	1,140	100	2025
TOTALS	1,140		1,140
			121,909

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	109.12	124,397	2024	2024	0	0	2.00	98.00			
1 MANUF 2 0% - 2025 Heated Area: 1140 HX Base Yr														
748 SW KOONVILLE AVE, LAKE CITY														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	04/16/2026	MLU			
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			121,909
TOTAL MARKET OB/XF VALUE			9,500
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			151,409
SOH/AGL Deduction			0
ASSESSED VALUE			151,409
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			151,409
TOTAL JUST VALUE			151,409
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			151,934

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 \$	

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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	
2	0296	SHED METAL	0	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	

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