COMM 2183.32 FT N OF SE COR OF S
RUN W 62.77 FT TO W R/W SR-252 F
W 747.83 FT, N 100 FT, E 748.28

EVAS CHRISTINE/COLSON SARAH
502 SW KOONVILLE AVE
LAKE CITY, FL 32024

**2027**

**26-3S-15-00269-001**

## BUILDING CHARACTERISTICS

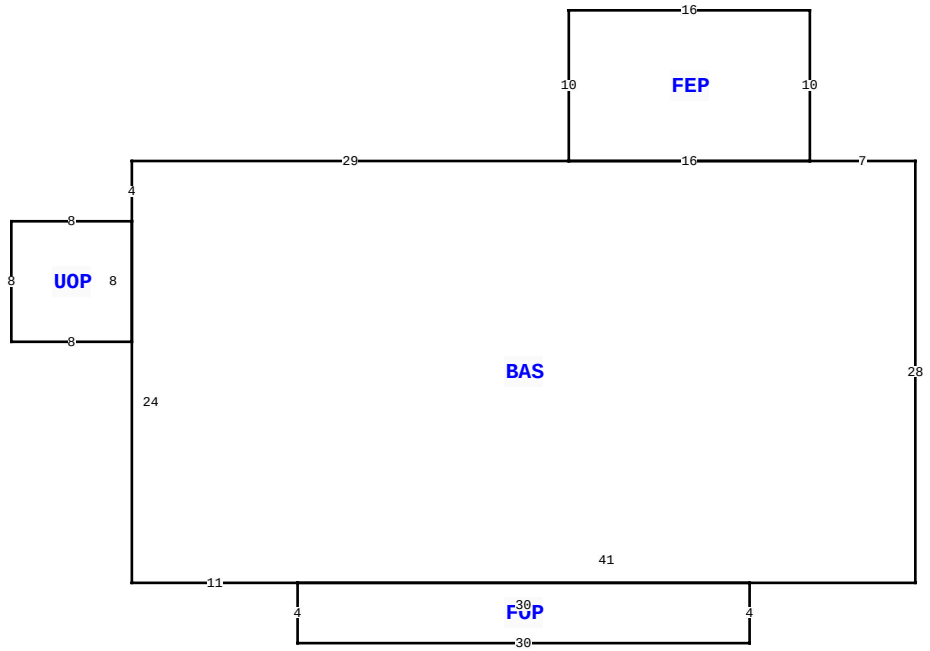
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| 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 | 1,456 | 100 | | 1,456 | 115,224 |
| FEP | 160 | 80 | | 128 | 10,130 |
| FOP | 120 | 30 | | 36 | 2,849 |
| UOP | 64 | 20 | | 13 | 1,029 |
| TOTALS | 1,800 | | | 1,633 | 129,232 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,633 | 110.6820 | 121.75 | 198,818 | 1979 | 1979 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2026 Heated Area: 1456 HX Base Yr 2026




502 SW KOONVILLE AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/20/2026 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 | 0296 | SHED METAL | 0 | 100 | 8 | 18 | 1.00 | UT | 0.00 | 0.00 | 100 | 1979 | 1979 | 3 | 100 | 500 | |
| 2 | 0070 | CARPORT UF | 0 | 100 | 18 | 10 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 5 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2023 | 2022 | | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 129,232 |
| TOTAL MARKET OB/XF VALUE | 17,700 |
| TOTAL LAND VALUE - MARKET | 47,880 |
| TOTAL MARKET VALUE | 194,812 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 194,812 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 143,401 |
| TOTAL JUST VALUE | 194,812 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 197,158 |

SALE:2:1: 1.71 A WITH IMP

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 11511 | M H | 125 | 08/12/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1507/447 | 1/25/2024 | QC | U | I | 11 | 100 |
| GRANTOR: EVAS CHRISTINE | | | | | | |
| GRANTEE: EVAS CHRISTINE | | | | | | |
| 1506/1735 | 1/18/2024 | PB | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT (BUFFI | | | | | | |
| GRANTEE: EVAS CHRISTINE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W29 S4 UOP= W8 S8 E8 N8$ S24 E11 FOP= S4 E30 N4 W30$E41 N28 W7 FEP= N10 W16 S10 E16$ W16$.

## LAND DESCRIPTION

TOTAL OB/XF 17,700

| 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 | 0110 | C | SFR RURAL | 100 | | A-1 | 0.00 | 0.00 | 1.71 | AC | | 1.00 | 1.00 | 1.40 | 20,000.00 | 28,000.00 | 47,880 | | | | | | | |

REVIEW DATE 02/23/2023 BY KS Total Acres: 1.71 Total Land Value: 47,880 Market: 0 Agricultural: 0 Common: 47,880 PRINTED 11/17/2026 BY SYS