

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/WHITED SARAH
 502 SW KOONVILLE AVE
 LAKE CITY, FL 32024

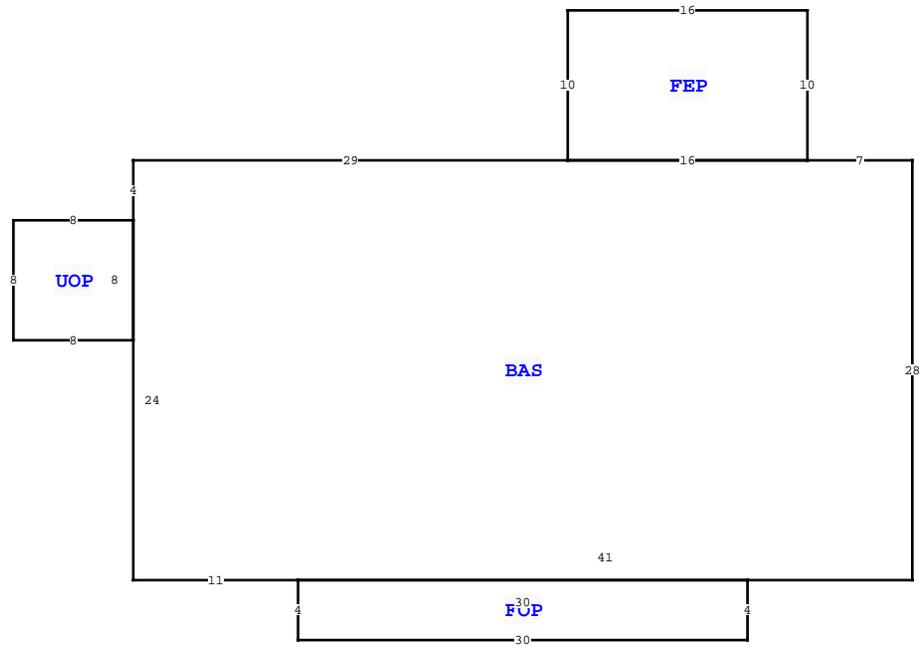
2026

26-3S-15-00269-001



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 15 | CONC BLOCK | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 90 |
| Interior Floor | 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 |
| BAS | 1,456 | 100 | |
| FEP | 160 | 80 | |
| FOP | 120 | 30 | |
| UOP | 64 | 20 | |
| TOTALS | 1,800 | | |

| 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 | 126.18 | 206,052 | 1979 | 1979 | 0 | 0 | 35.00 | 65.00 |
| 1 SINGLE FAM 0% - 2025 Heated Area: 1456 HX Base Yr | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 133,934 |
| TOTAL MARKET OB/XF VALUE | | | 17,700 |
| TOTAL LAND VALUE - MARKET | | | 47,880 |
| TOTAL MARKET VALUE | | | 199,514 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 199,514 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 199,514 |
| TOTAL JUST VALUE | | | 199,514 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 192,370 |

| 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 |

| BUILDING NOTES | | | |
|---------------------------------|--|--|--|
| GRANTEE: EVAS CHRISTINE | | | |
| GRANTOR: CLERK OF COURT (BUFFI) | | | |
| GRANTEE: EVAS CHRISTINE | | | |

| 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\$. | |

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

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 0110 | C | SFR RURAL | 0 | | A-1 | 0.00 | 0.00 | 1.71 | AC | | 1.00 | 1.00 | 1.40 | 20,000.00 | 28,000.00 | 47,880 | | | | | | | |