

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

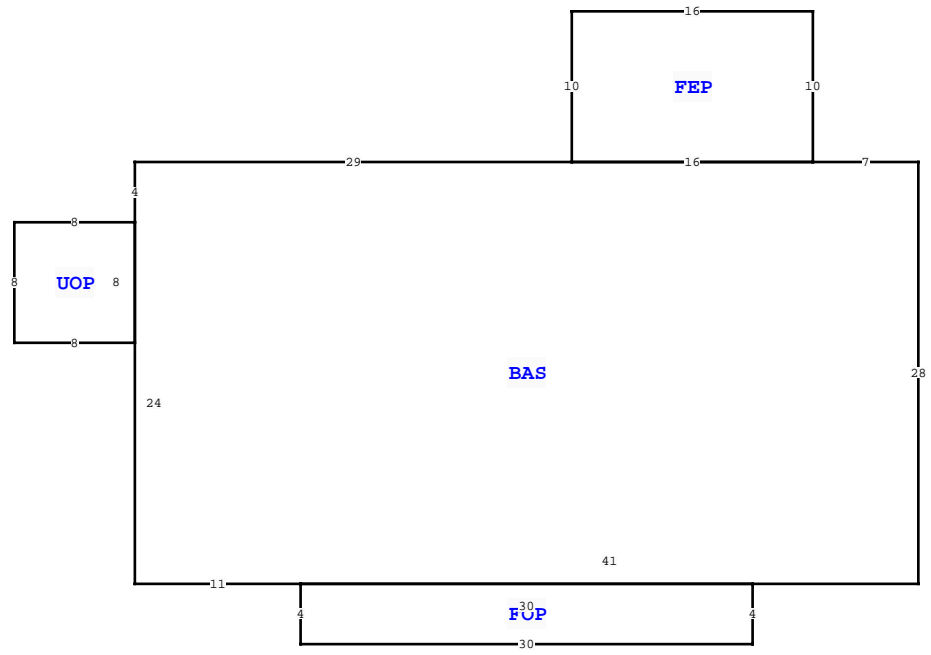
EVAS CHRISTINE/COLSON SARAH  
 502 SW KOONVILLE AVE  
 LAKE CITY, FL 32024

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



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			131,578
TOTAL MARKET OB/XF VALUE			17,700
TOTAL LAND VALUE - MARKET			47,880
TOTAL MARKET VALUE			197,158
SOH/AGL Deduction			0
ASSESSED VALUE			197,158
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			145,747
TOTAL JUST VALUE			197,158
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

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\$.	

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

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	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							