THE N 132 FT OF SE1/4 OF SW1/4.

445-510, DC 1435-1895, DC 1441-4

**MURPHY KAIN/MURPHY RACHAEL**
662 SW KOONVILLE AVE
LAKE CITY, FL 32024

**2027**

**26-3S-15-00269-002**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 07 | GAMBREL 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 06 | VINYL ASB 90 |
| Interior Floo | 14 | CARPET 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 2. | 2. 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

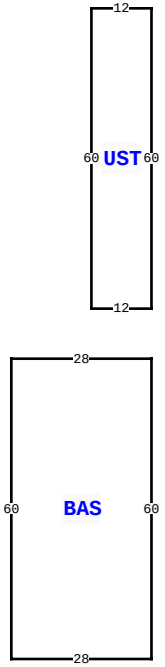
NEIGHBORHOOD/LOC 26315.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,680 | 100 | | 1,680 | 114,387 |
| UST | 720 | 45 | | 324 | 22,060 |
| TOTALS | 2,400 | | | 2,004 | 136,447 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,004 | 95.2298 | 104.75 | 209,919 | 1978 | 1978 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2023 Heated Area: 1680 HX Base Yr




662 SW KOONVILLE AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/22/2026 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 | 0294 | SHED WOOD/ | 0 | 0 | 20 | 14 | 280.00 | UT | 2.40 | 2.40 | 100 | 1978 | 1978 | 3 | 100 | 672 | |
| 2 | 0070 | CARPORT UF | 0 | 0 | 12 | 18 | 1.00 | UT | 0.00 | 0.00 | 100 | 1978 | 1978 | 3 | 100 | 200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 136,447 |
| TOTAL MARKET OB/XF VALUE | 872 |
| TOTAL LAND VALUE - MARKET | 37,400 |
| TOTAL MARKET VALUE | 174,719 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 174,719 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 174,719 |
| TOTAL JUST VALUE | 174,719 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 177,208 |

LAND:1:1: ADJ 4: LONG NARROW PARCEL

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1479/1810 | 11/17/2022 | WD | Q | I | 01 | 174,900 |
| GRANTOR: SCOTT CAROL | | | | | | |
| GRANTEE: MURPHY KAIN | | | | | | |
| 1455/23 | 12/16/2021 | PB | U | I | 18 | 0 |
| GRANTOR: OSTENDORF SONYA | | | | | | |
| GRANTEE: SCOTT CAROL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 S60 E28 N60 $
UST=[ORIG=0,-10] N60 W12 S60 E12 $
.

## LAND DESCRIPTION

TOTAL OB/XF 872

| 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 | 0 | | A-1 | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 0.85 | 11,000.00 | 9,350.00 | 37,400 | | | | | | | |

REVIEW DATE 02/23/2023 BY KS Total Acres: 4.00 Total Land Value: 37,400 Market: 0 Agricultural: 0 Common: 37,400 PRINTED 11/17/2026 BY SYS