

THE N 132 FT OF SE1/4 OF SW1/4.
445-510, DC 1435-1895, DC 1441-4

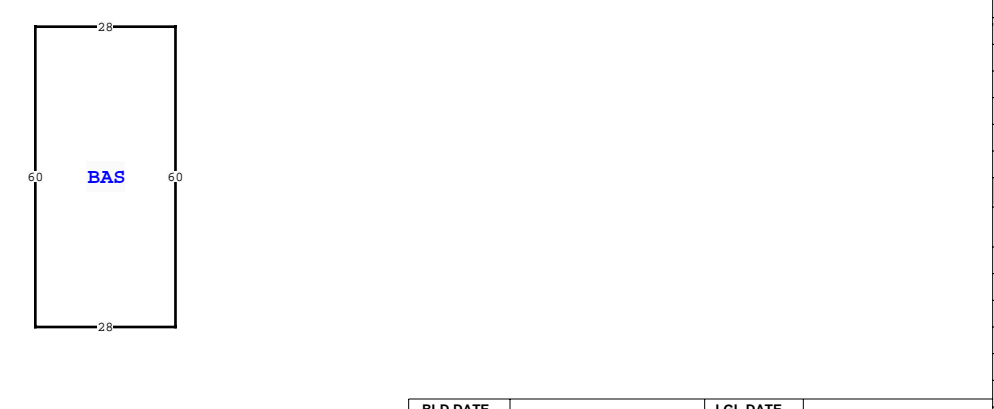
MURPHY KAIN/MURPHY RACHAEL
662 SW KOONVILLE AVE
LAKE CITY, FL 32024

2026

26-3S-15-00269-002
VALUATION SUMMARY

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 Floor	06	VINYL ASB 90
Interior Floor	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 Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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	106.66	213,747	1978	1978	0	0	35.00	65.00



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	116,473
UST	720	45		324	22,463
TOTALS	2,400			2,004	138,936

662 SW KOONVILLE AVE, LAKE CITY
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
04/22/2026 MLU

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	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	

EXTRA FEATURES																
TOTAL OB/XF 872																

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	4.00	AC		1.00	1.00	0.85	11,000.00	9,350.00	37,400							

LAND DESCRIPTION																								
------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			138,936
TOTAL MARKET OB/XF VALUE			872
TOTAL LAND VALUE - MARKET			37,400
TOTAL MARKET VALUE			177,208
SOH/AGL Deduction			0
ASSESSED VALUE			177,208
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			177,208
TOTAL JUST VALUE			177,208
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			170,408

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 \$