

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

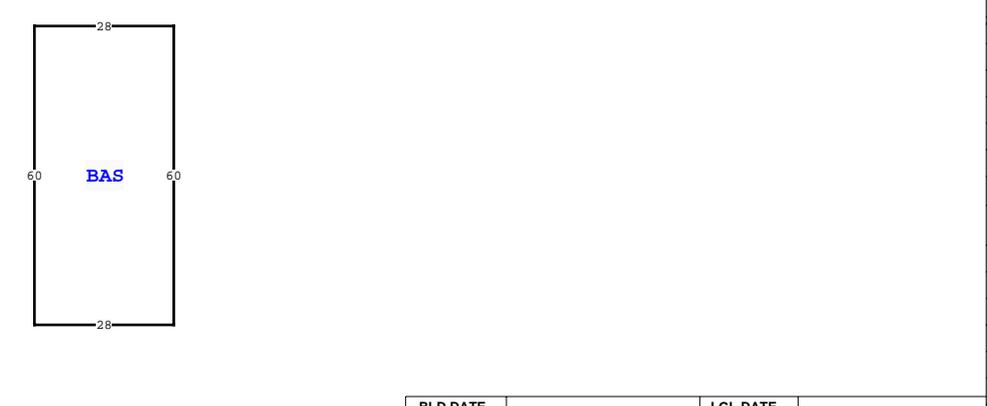
MURPHY KAIN/MURPHY RACHAEL
662 SW KOONVILLE AVE
LAKE CITY, FL 32024

2026

26-3S-15-00269-002


BUILDING CHARACTERISTICS	
ELEMENT	CD
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

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	108.56	217,554	1978	1978	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2023 Heated Area: 1680 HX Base Yr													



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	118,548
UST	720	45		324	22,862
TOTALS	2,400			2,004	141,410

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	141,410			
TOTAL MARKET OB/XF VALUE	872			
TOTAL LAND VALUE - MARKET	37,400			
TOTAL MARKET VALUE	179,682			
SOH/AGL Deduction	0			
ASSESSED VALUE	179,682			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	179,682			
TOTAL JUST VALUE	179,682			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	170,408			

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						

EXTRA FEATURES														662 SW KOONVILLE AVE, LAKE CITY	
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	
TOTALS															

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														
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							