

COMM SE COR OF NE1/4 OF SW1/4, R
TO W R/W OF CR-252, N 430.66 FT
505.74 FT, S 430.66 FT, W 743.47

SWINFORD RYAN MICHAEL/SWINFORD ANNE MOGER
576 SW KOONVILLE AVE
LAKE CITY, FL 32024

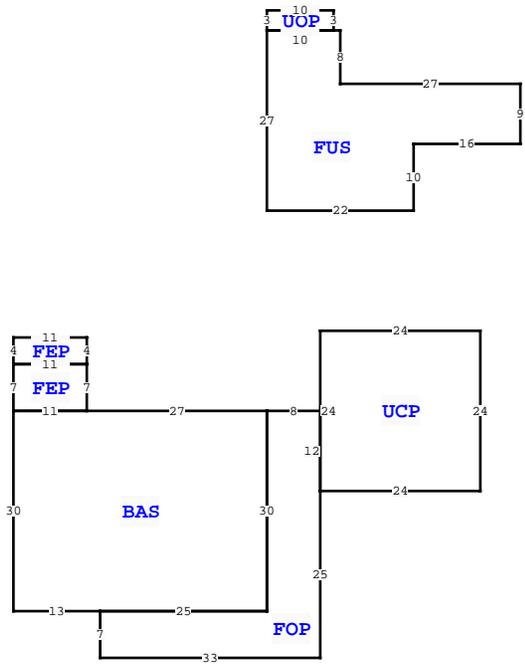
2026

26-3S-15-00269-003



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
51	LOG 100				
03	GABLE/HIP 100				
14	PREFIN MT 100				
05	DRYWALL 50				
06	CUST PANEL 50				
12	HARDWOOD 80				
14	CARPET 20				
03	CENTRAL 100				
04	AIR DUCTED 100				
	3 100				
	2.5 100				
01	NONE 100				
2.	2. 100				
05	CONV 100				
	0 100				
03	03 100				
01	01 100				
07	07				
0101	SFRES/SFRES				
	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	1,140	100		1,140	123,695
FEP	44	80		35	3,798
FEP	77	80		62	6,728
FOP	471	30		141	15,299
FUS	650	100		650	70,528
UCP	576	20		115	12,478
UOP	30	20		6	651
TOTALS		2,988		2,149	233,176

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,149	146.4297	166.93	358,733	1990	1990	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2022 Heated Area: 1790 HX Base Yr 2022												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		308,305	
TOTAL MARKET OB/XF VALUE		8,600	
TOTAL LAND VALUE - MARKET		104,500	
TOTAL MARKET VALUE		421,405	
SOH/AGL Deduction		135,245	
ASSESSED VALUE		286,160	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		234,749	
TOTAL JUST VALUE		421,405	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		415,252	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29039	MAINT/ALTR	60	12/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1440/1467	6/16/2021	WD	Q	I	01	380,000
GRANTOR: TYMESON DIANNE L						
GRANTEE: SWINFORD RYAN MICHA						
1320/2520	8/22/2016	WD	Q	I	01	279,000
GRANTOR: ELSIE JANE JOHNSON (A						
GRANTEE: BRUCE B SR & DIANNE						

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	0021	BARN,FR AE	0	100	0	0	0	1.00	UT 2,000.00	2,000.00	50	0	0	3	50	1,000
2	0040	BARN,POLE	0	100	0	0	0	1.00	UT 0.00	0.00	100	1996	1996	3	100	400
3	0294	SHED WOOD/	0	100	0	0	0	1.00	UT 0.00	0.00	100	2016	2016	3	100	800
4	9947	Septic	0	100	0	0	0	1.00	UT 3,000.00	3,000.00	100			3	100	3,000
5	0294	SHED WOOD/	0	100	0	0	0	1.00	UT 0.00	0.00	100	2016	2016	3	100	400
6	9947	Septic	0	0	0	0	0	1.00	UT 3,000.00	3,000.00	100			3	100	3,000

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		05/04/2026 MLU	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS			
BAS=[ORIG=0,0] W27 W11 S30 E13 E25 N30 \$			
FUS=[ORIG=0,-30] N27 E11 S8 E27 S9 W16 S10 W22 \$			
UCP=[ORIG=8,12] E24 N24 W24 S24 \$			
POP=[ORIG=-25,30] S7 E33 N25 N12 W8 S30 W25 \$			
FEP=[ORIG=-27,0] N7 W11 S7 E11 \$			
FEP=[ORIG=-27,-7] N4 W11 S4 E11 \$			
UOP=[ORIG=0,-57] N3 E10 S3 W10 \$			

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500								
2	0100	C	SFR	100		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000								

