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

2027

26-3S-15-00269-003

BUILDING CHARACTERISTICS

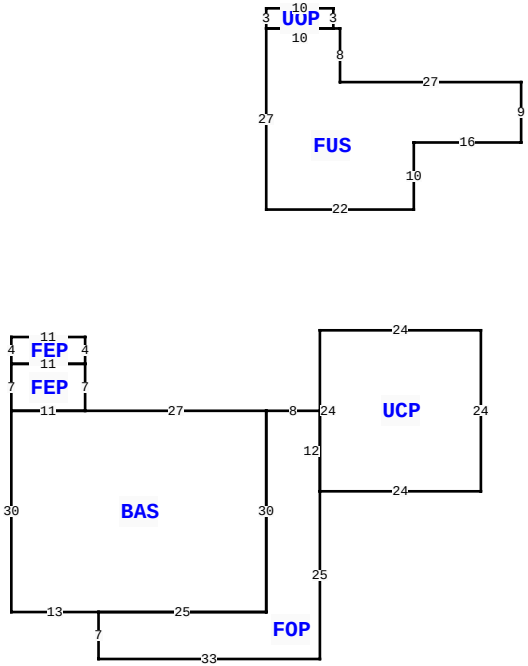
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	07	07
DOR CODE	0101	SFRES/SFRES
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	1,140	100		1,140	119,353
FEP	44	80		35	3,664
FEP	77	80		62	6,491
FOP	471	30		141	14,762
FUS	650	100		650	68,052
UCP	576	20		115	12,040
UOP	30	20		6	628
TOTALS	2,988			2,149	224,990

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	161.07	346,139	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1790 HX Base Yr 2022



576 SW KOONVILLE AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	297,484
TOTAL MARKET OB/XF VALUE	8,600
TOTAL LAND VALUE - MARKET	104,500
TOTAL MARKET VALUE	410,584
SOH/AGL Deduction	121,103
ASSESSED VALUE	289,481
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	238,070
TOTAL JUST VALUE	410,584
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	415,997

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						

BUILDING NOTES

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 $
FOP=[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 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 8,600

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	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							

REVIEW DATE 02/23/2023 BY KS Total Acres: 11.00 Total Land Value: 104,500 Market: 0 Agricultural: 0 Common: 104,500 PRINTED 11/17/2026 BY SYS

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

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576 SW KOONVILLE AVE
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2027

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BUILDING CHARACTERISTICS

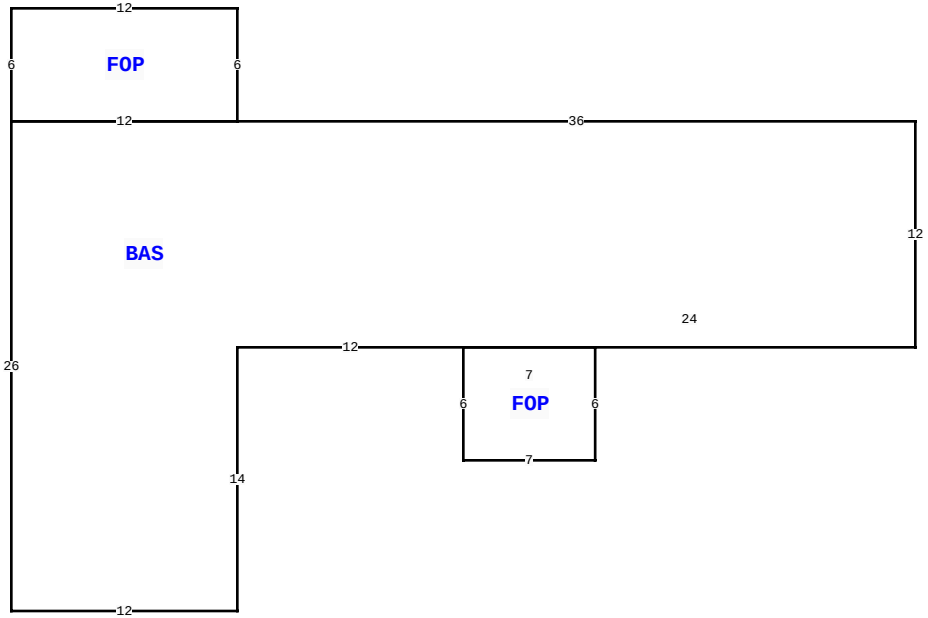
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0101	SFRES/SFRES
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	744	100		744	69,237
FOP	42	30		13	1,210
FOP	72	30		22	2,048
TOTALS	858			779	72,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	779	112.8000	124.08	96,658	2005	2005	0	0	0	25.00	75.00

4 SINGLE FAM 0% - 2022 Heated Area: 744 HX Base Yr 2022



576 SW KOONVILLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/23/2023 BY KS Total Acres: 11.00 Total Land Value: 104,500 Market: 0 Agricultural: 0 Common: 104,500 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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1320/2520	8/22/2016	WD	Q	I	01	279,000
GRANTOR: ELSIE JANE JOHNSON (A						
GRANTEE: BRUCE B SR & DIANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 FOP= N6 W12 S6 E12$ W12 S26 E12 N14 E12 FOP= S6 E7 N6 W7$ E24 N12$.