

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

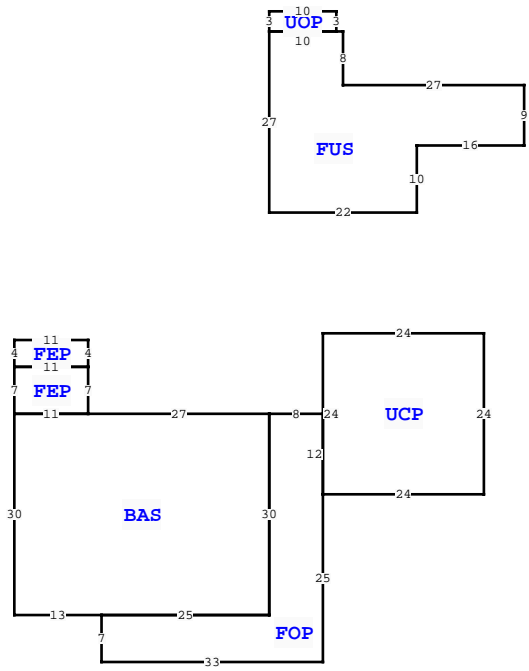
2026

26-3S-15-00269-003



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	12	HARDWOOD 80	
Interior Floor	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
BAS	1,140	100	
FEP	44	80	
FEP	77	80	
FOP	471	30	
FUS	650	100	
UCP	576	20	
UOP	30	20	
TOTALS	2,988		

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	164.00	352,436	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			302,897
TOTAL MARKET OB/XF VALUE			8,600
TOTAL LAND VALUE - MARKET			104,500
TOTAL MARKET VALUE			415,997
SOH/AGL Deduction			131,152
ASSESSED VALUE			284,845
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			233,434
TOTAL JUST VALUE			415,997
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	UT	2,000.00	2,000.00	50	0	0	3	50	1,000	
2	0040	BARN,POLE	0	100	0	0	UT	0.00	0.00	100	1996	1996	3	100	400	
3	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	800	
4	9947	Septic	0	100	0	0	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	400	
6	9947	Septic	0	0	0	0	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	
LAND DATE		MLU	
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 \$
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 \$

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								

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

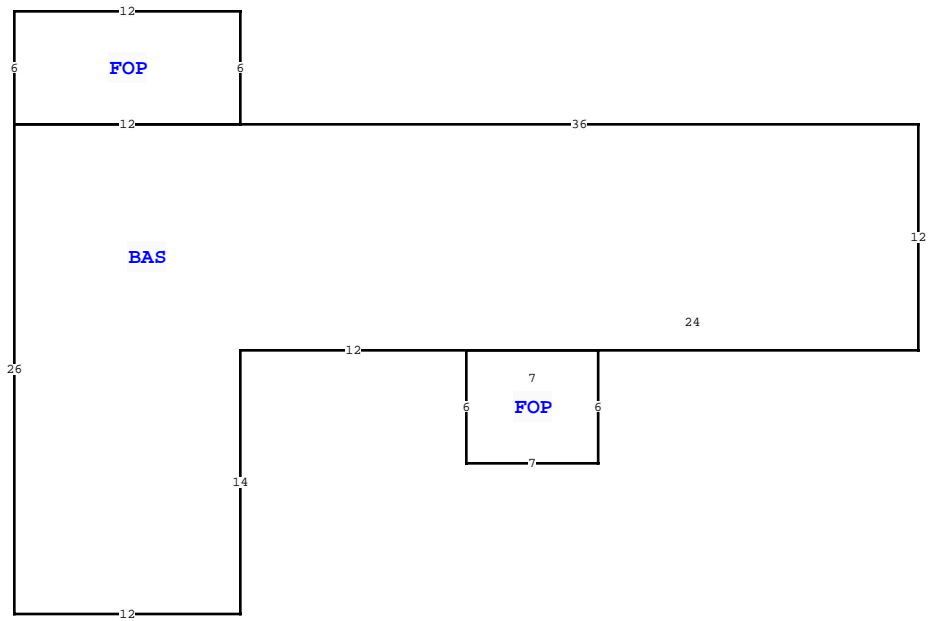
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ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 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	0101SFRES/SFRES		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	26315.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	744	100	70,498
FOP	42	30	1,232
FOP	72	30	2,084
TOTALS	858		73,814

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	126.34	98,419	2005	2005	0	0	25.00	75.00
4 SINGLE FAM 0% - 2022 Heated Area: 744 HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY			PAGE 2 of 2	3
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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