LOT 18 CEDAR HILLS S/D.

702-001,707-595,733-213, 857-

SMITH SAMANTHEA HELENA
805 SW KOONVILLE AVE
LAKE CITY, FL 32024

2027

26-3S-15-00270-118

BUILDING CHARACTERISTICS

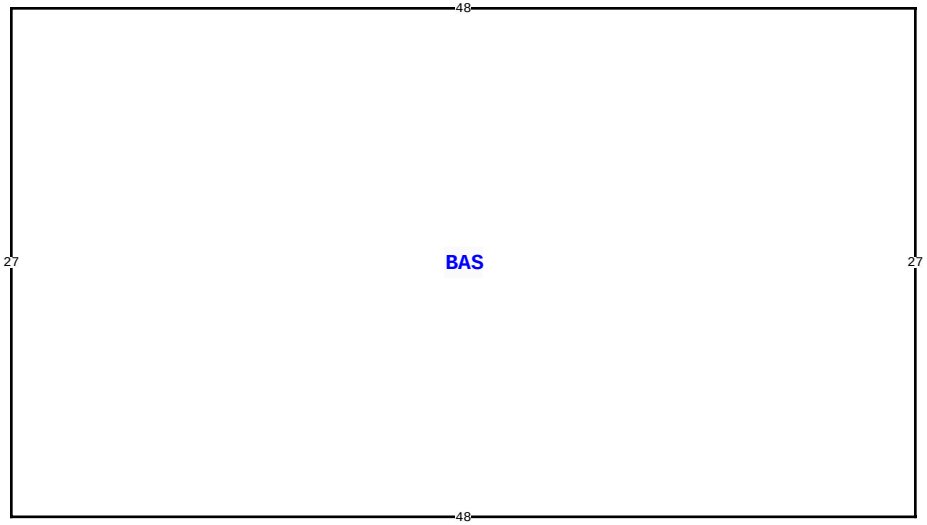
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	26315.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	121,215
TOTALS	1,296			1,296	121,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	113.0000	105.09	136,197	2019	2019	0	0	0	11.00	89.00

2 MANUF 1 100% - 2019 Heated Area: 1296 HX Base Yr 2019



805 SW KOONVILLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		121,215
TOTAL MARKET OB/XF VALUE		16,600
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		192,815
SOH/AGL Deduction		90,194
ASSESSED VALUE		102,621
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		51,210
TOTAL JUST VALUE		192,815
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26567	M H	484	12/31/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1235/0930	5/23/2012	WD	U	I	18	44,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: SAMANTHEA HELENA SM						
1232/1959	3/30/2012	WD	U	I	18	100
GRANTOR: BANK OF AMERICA						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	60	2005	2005	3	60	900	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 16,600

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 02/24/2023 BY KS Total Acres: 4.36 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS