

BEG SW COR OF NE1/4 OF NW1/4, W  
461.02 FT, E 475.53 FT, S 460.52  
NE1/4 OF NW1/4, W 139.29 FT TO P

KONOVA, LLC  
284 SW BAYA DR, STE 101  
LAKE CITY, FL 32025

2026

26-5S-17-09396-003



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	90
Interior Floo	14	CARPET	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Units		0	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26517.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,248	100	
TOTALS	1,248		1,248 72,971

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	0%	- 2021								Heated Area: 1248 HX Base Yr	
TOTALS	1,248			1,248	72,971								

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				72,971		
TOTAL MARKET OB/XF VALUE				7,000		
TOTAL LAND VALUE - MARKET				16,450		
TOTAL MARKET VALUE				84,511		
SOH/AGL Deduction				0		
ASSESSED VALUE				84,511		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				84,511		
TOTAL JUST VALUE				96,421		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				96,421		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
<b>SALES DATA</b>						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1429/189	1/26/2021	QC	U	V	11	100
GRANTOR: KOON GERALD J						
GRANTEE: KONOVA, LLC						
<b>BUILDING NOTES</b>						
<b>BUILDING DIMENSIONS</b>						
BAS= W52 S24 E52 N24\$.						

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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

TOTAL OB/XF														7,000				
485 SE ELROY CT, LAKE CITY																		
														BLD DATE		LGL DATE		
														XF DATE		LAND DATE	05/20/2024	MLU
														INC DATE		AG DATE		

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	5600	A	TIMBER 3	0		A-1	0.00	0.00	3.70	AC		1.00	1.00	1.00	281.00	281.00	1,040								
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	3.70	AC		1.00	1.00	1.00	3,500.00	3,500.00	12,950								
3	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500								