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

2027

26-5S-17-09396-003

BUILDING CHARACTERISTICS

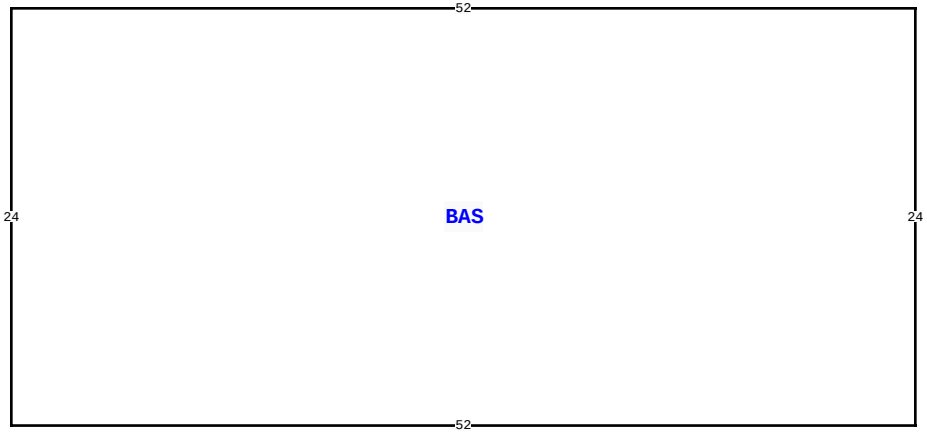
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	72,196
TOTALS	1,248			1,248	72,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,248	113.1000	105.18	131,265	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 0% - 2021 Heated Area: 1248 HX Base Yr



485 SE ELROY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	72,196
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	16,450
TOTAL MARKET VALUE	83,736
SOH/AGL Deduction	0
ASSESSED VALUE	83,736
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,736
TOTAL JUST VALUE	95,646
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S24 E52 N24$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	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							

REVIEW DATE 05/05/2023 BY MLU Total Acres: 4.70 Total Land Value: 4,540 Market: 12,950 Agricultural: 1,040 Common: 3,500 PRINTED 11/17/2026 BY SYS