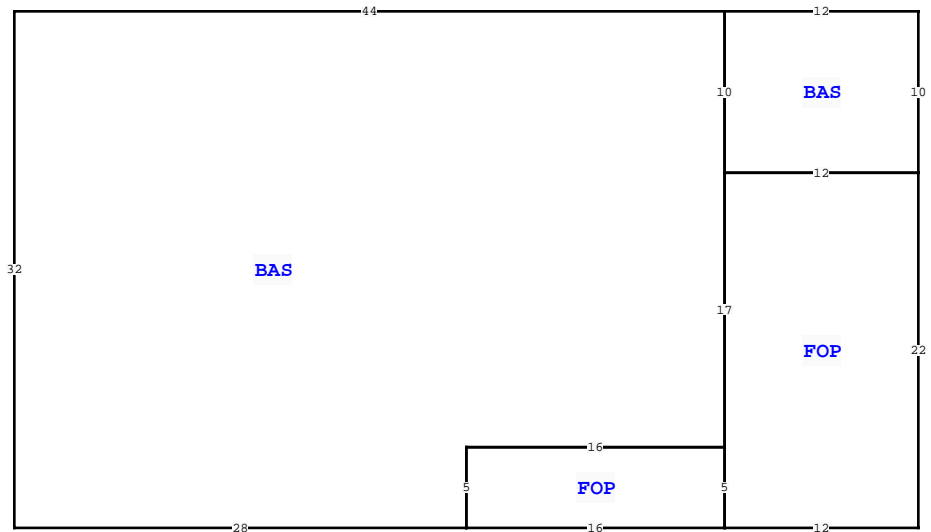




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	2024									



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	35315.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100		120	13,312
BAS	1,328	100		1,328	147,321
FOP	80	30		24	2,663
FOP	264	30		79	8,764
TOTALS	1,792			1,551	172,060

1112 SW KOONVILLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026
INC DATE		AG DATE	MLU

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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	0	0	3	100	1,200
2	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00	0.00	100	2005	2005	3	100	1,500
3	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	0.00	100	2016	2016	3	100	1,800

TOTAL OB/XF 4,500

LAND DESCRIPTION																								
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	100		A-1	0.00	0.00	2.77	AC		1.00	1.00	1.00	16,000.00	16,000.00	44,320							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			172,060
TOTAL MARKET OB/XF VALUE			4,500
TOTAL LAND VALUE - MARKET			44,320
TOTAL MARKET VALUE			220,880
SOH/AGL Deduction			5,592
ASSESSED VALUE			215,288
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			163,877
TOTAL JUST VALUE			220,880
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			220,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31921	MAINT/ALTR	40	04/29/2014
13647	M H	125	02/17/1998
12555	M H	125	05/22/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1483/2558	1/31/2023	WD	Q	I	01	239,500
GRANTOR: OBCUBE LLC						
GRANTEE: ROBERTS TUNIS DONAL						
1480/85	11/23/2022	QC	U	I	11	0
GRANTOR: T. JERNIGAN LLC						
GRANTEE: OBCUBE, LLC						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W44 S32 E28 FOP= E16 N5 W16 S5\$ N5 E16 FOP= S5 E12N22 W12 S17\$ N17 BAS= E12 N10W12 S10\$ N10\$.