4 AC IN SE COR OF NE1/4 OF NW 1/
R 252-A & EX A PARCEL DESC ORB 1

ROBERTS TUNIS DONALD III/ROBERTS STACIE
1112 SW KOONVILLE AVE
LAKE CITY, FL 32024

2027

35-3S-15-00276-000

BUILDING CHARACTERISTICS

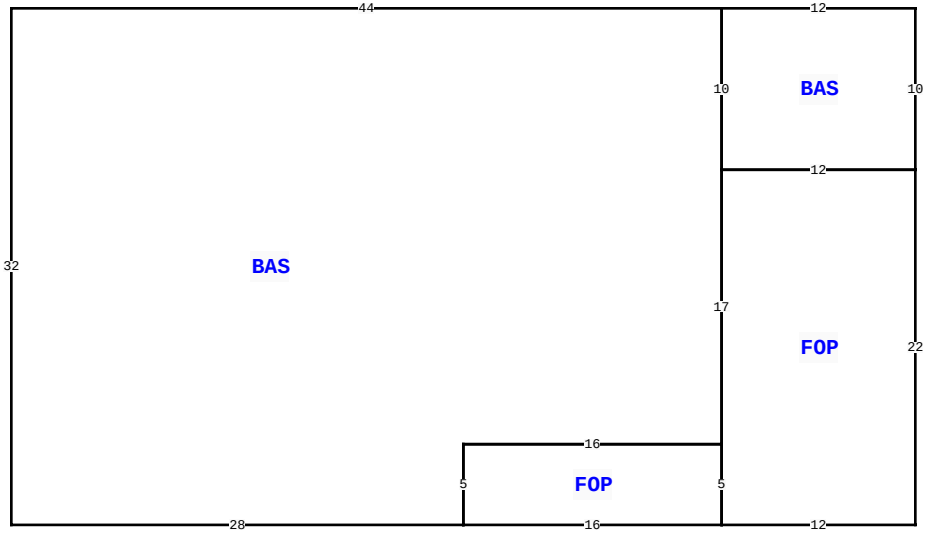
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	13,074
BAS	1,328	100		1,328	144,687
FOP	80	30		24	2,615
FOP	264	30		79	8,607
TOTALS	1,792			1,551	168,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,551	114.8400	126.32	195,922	1960	2014	0	0	0	13.75	86.25

1 SINGLE FAM 100% - 2024 Heated Area: 1448 HX Base Yr 2024



1112 SW KOONVILLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	168,983
TOTAL MARKET OB/XF VALUE	4,500
TOTAL LAND VALUE - MARKET	44,320
TOTAL MARKET VALUE	217,803
SOH/AGL Deduction	0
ASSESSED VALUE	217,803
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	166,392
TOTAL JUST VALUE	217,803
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,880

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$.

LAND DESCRIPTION

TOTAL OB/XF 4,500

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	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							

REVIEW DATE 07/20/2023 BY JB Total Acres: 2.77 Total Land Value: 44,320 Market: 0 Agricultural: 0 Common: 44,320 PRINTED 11/16/2026 BY SYS