

BEG AT NE COR OF SE1/4 OF NW 1/4
107.38 FT. TO E R/W OF C R 252,
FOR POB, CONT W217.66 FT, N 164.

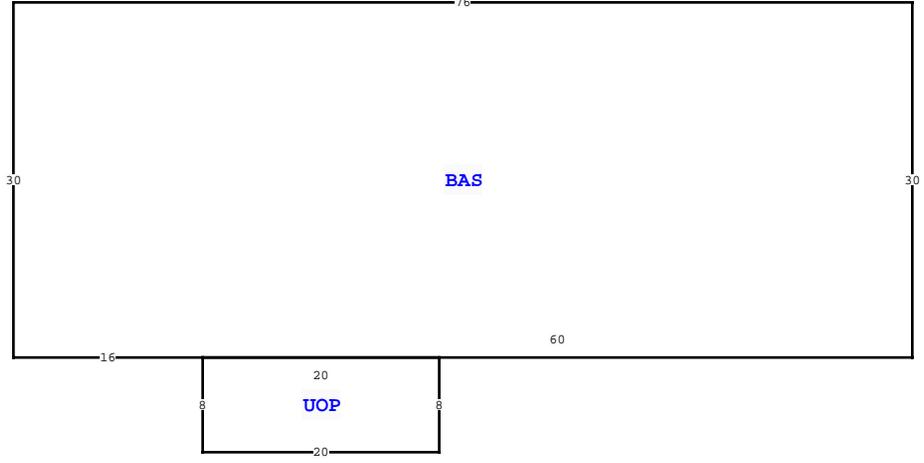
DAVIS WENDY/HOWARD JANICE
1156 SW KOONVILLE AVE
LAKE CITY, FL 32024

2026

35-3S-15-00276-002

BUILDING CHARACTERISTICS					
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 Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architectural	01 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	0200 MOBILE HOME				
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	2,280	100		2,280	137,112
UOP	160	25		40	2,406
TOTALS	2,440			2,320	139,518

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	50% - 2015		253,669	2007	2007	0	0	45.00	55.00
			Heated Area: 2280				HX Base Yr 2019				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			139,518
TOTAL MARKET OB/XF VALUE			8,200
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			167,718
SOH/AGL Deduction			50,665
ASSESSED VALUE			117,053
TOTAL EXEMPTION VALUE	HA HAB VX DX	50,766	
BASE TAXABLE VALUE			66,287
TOTAL JUST VALUE			167,718
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			170,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1491/891	5/25/2023	QC	U	I	11	100
GRANTOR: HOWARD CECIL						
GRANTEE: DAVIS WENDY						
1366/0665	8/08/2018	WD	U	I	30	100
GRANTOR: WENDY R DAVIS						
GRANTEE: CECIL & JANICE HOWA						

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	50	0	0	1.00	UT	1,200.00	100	2006	2006	3	100	1,200	
2	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	100			3	100	7,000	

TOTALS		1156 SW KOONVILLE AVE, LAKE CITY			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/16/2026	MLU	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S30 E16 UOP= S8 E20 N8 W20\$ E60 N30\$.	

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	DPH 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	50			0.00	0.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							