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

2027

35-3S-15-00276-002

BUILDING CHARACTERISTICS

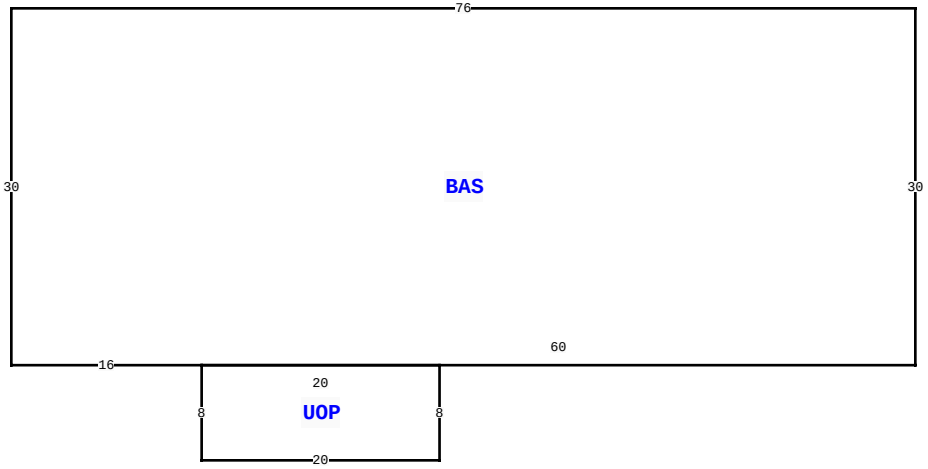
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	132,836
UOP	160	25		40	2,330
TOTALS	2,440			2,320	135,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,320	113.9000	105.93	245,758	2007	2007	0	0	0	45.00	55.00

1 MANUF 1 50% - 2015 Heated Area: 2280 HX Base Yr 2019



1156 SW KOONVILLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	50	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		135,167
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		163,367
SOH/AGL Deduction		39,212
ASSESSED VALUE		124,155
TOTAL EXEMPTION VALUE	HA HAB VX DX	52,739
BASE TAXABLE VALUE		71,416
TOTAL JUST VALUE		163,367
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,821

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	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							

REVIEW DATE 07/20/2023 BY JB Total Acres: 1.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS