

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.

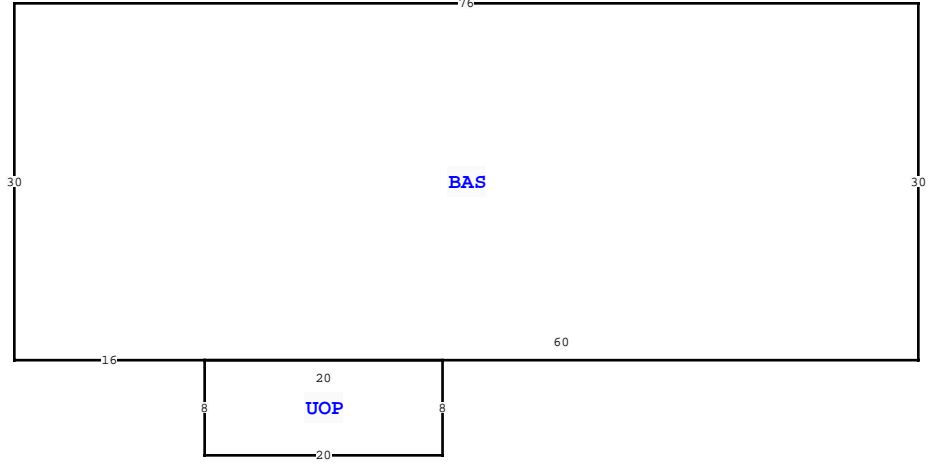
DAVIS WENDY/HOWARD JANICE
1156 SW KOONVILLE AVE
LAKE CITY, FL 32024

2026

35-3S-15-00276-002

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
1.	1. 100				
01	CONV 100				
0	100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			01		
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	134,266
UOP	160	25		40	2,356
TOTALS	2,440			2,320	136,621

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	107.07	248,402	2007	2007	0	0	45.00	55.00
1 MANUF 1 50% - 2015			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		136,621	
TOTAL MARKET OB/XF VALUE		8,200	
TOTAL LAND VALUE - MARKET		20,000	
TOTAL MARKET VALUE		164,821	
SOH/AGL Deduction		47,768	
ASSESSED VALUE		117,053	
TOTAL EXEMPTION VALUE		50,766	
BASE TAXABLE VALUE		66,287	
TOTAL JUST VALUE		164,821	
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		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
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	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	

TOTAL OB/XF												8,200			
1156 SW KOONVILLE AVE, LAKE CITY														04/16/2026	MLU

BUILDING NOTES											

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

LAND DESCRIPTION												TOTAL OB/XF												8,200	
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								