

COMM NE COR OF NE1/4 OF NW1/4, W
R/W OF CR-252 FOR POB, RUN S 198
FT, N 198 FT, E 1243.14 FT TO PO

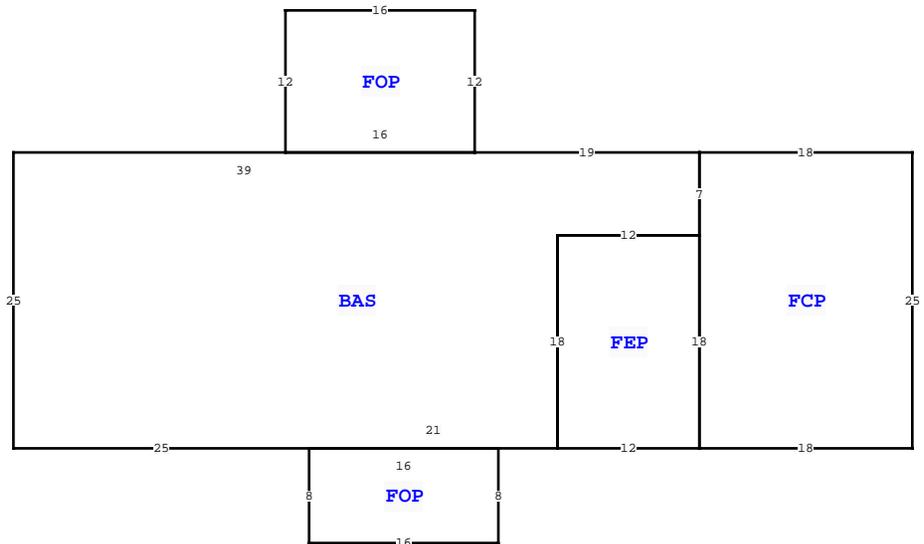
PACHECO GLADYS M
924 SW KOONVILLE AVE
LAKE CITY, FL 32024

2026

35-3S-15-00279-000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	100
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architctual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	04	04	
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
BAS	1,234	100	
FCP	450	25	
FEP	216	80	
FOP	128	30	
FOP	192	30	
TOTALS	2,220		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,615	89.7237	100.49	162,291	1978	1978		0	0	10	35.00
1 SINGLE FAM 100% - 2026 Heated Area: 1234 HX Base Yr 2026												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			89,260
TOTAL MARKET OB/XF VALUE			11,578
TOTAL LAND VALUE - MARKET			69,000
TOTAL MARKET VALUE			169,838
SOH/AGL Deduction			23,183
ASSESSED VALUE			146,655
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411	
BASE TAXABLE VALUE			40,244
TOTAL JUST VALUE			169,838
NCON VALUE			7,700
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			197,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054076	Generator		09/17/2025
29037	MAINT/ALTR	35	11/30/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/1678	12/22/2025	LE	U	I	14	100
GRANTOR: PACHECO GLADYS (ENH L)						
GRANTEE: HOLBERT MIKE (RMDR)						
1545/1390	7/25/2025	WD	Q	I	01	180,000
GRANTOR: CHRUCHHILL NESTA						
GRANTEE: PACHECO GLADYS M						

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
1	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1978	1978
2	0262	PRCH, FOP	0	100	0	0	UT	0.00	0.00	100	1978	1978
3	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	1978	1978
4	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	0	0
5	0294	SHED WOOD/	0	100	12	16	UT	9.00	9.00	100	2005	2005
6	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2016	2016
7	0120	CLFENCE 4	0	100	0	0	UT	300.00	300.00	100	2024	2023
8	0263	PRCH, USP	0	100	0	0	UT	2,000.00	2,000.00	100	2026	2025
9	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2026	2025

TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND
1	0100	C	SFR	100		A-1	0.00	0.00	6.00	AC	1.00	1.00

BUILDING NOTES												
924 SW KOONVILLE AVE, LAKE CITY												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
04/22/2026 MLU												

BUILDING DIMENSIONS												
BAS= W19 FOP= N12 W16 S12 E16\$ W39 S25 E25 FOP= S8 E16N8												
W16\$ E21 FEP= E12 N18 W12 S18\$ N18 E12 FCP= S18 E18 N25 W18												
S7\$ N7\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND
1	0100	C	SFR	100		A-1	0.00	0.00	6.00	AC	1.00	1.00