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

2027

35-3S-15-00279-000

BUILDING CHARACTERISTICS

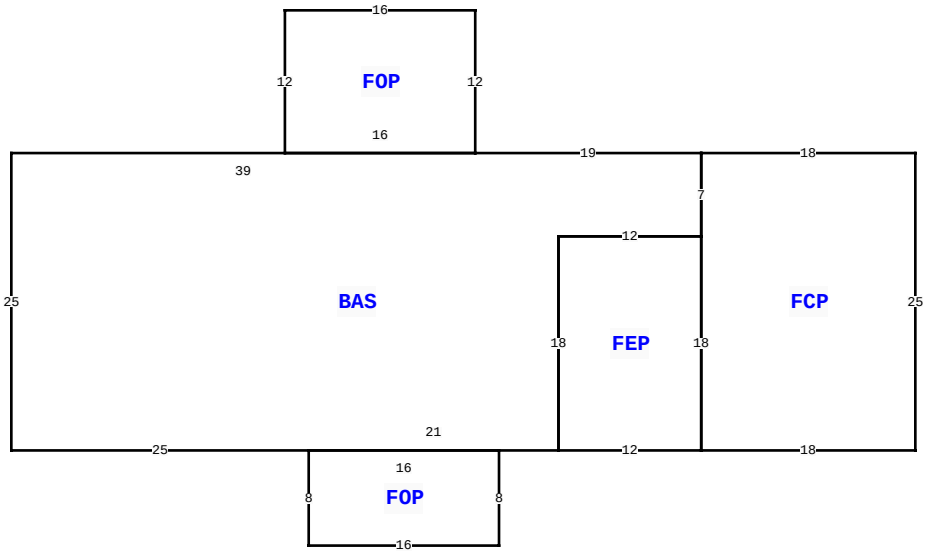
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,234	100		1,234	66,988
FCP	450	25		112	6,080
FEP	216	80		173	9,391
FOP	128	30		38	2,063
FOP	192	30		58	3,149
TOTALS	2,220			1,615	87,670

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	98.70	159,400	1978	1978	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 2026 Heated Area: 1234 HX Base Yr 2026



924 SW KOONVILLE AVE, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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	1978	1978	3	100	1,200	
2	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	1978	1978	3	100	100	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1978	1978	3	100	100	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
5	0294	SHED WOOD/	0	100	12	16	192.00	UT	9.00	9.00	100	2005	2005	3	100	1,728	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	
8	0263	PRCH,USP	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
9	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	87,670
TOTAL MARKET OB/XF VALUE	11,578
TOTAL LAND VALUE - MARKET	69,000
TOTAL MARKET VALUE	168,248
SOH/AGL Deduction	17,193
ASSESSED VALUE	151,055
TOTAL EXEMPTION VALUE	HX HB WX SX 106,411
BASE TAXABLE VALUE	44,644
TOTAL JUST VALUE	168,248
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,838

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						

BUILDING NOTES

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

TOTAL OB/XF 11,578

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	6.00	AC		1.00	1.00	1.00	11,500.00	11,500.00	69,000							

REVIEW DATE 03/11/2026 BY robin Total Acres: 6.00 Total Land Value: 69,000 Market: 0 Agricultural: 0 Common: 69,000 PRINTED 11/17/2026 BY SYS