



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 90
Exterior Wall	21 STONE 10
Roof Structure	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,131	116.9190	130.95	279,054	1977	2000	0	0	0	30.63	69.37
1 SINGLE FAM 0% - 0 Heated Area: 1992 HX Base Yr												

964 SW KOONVILLE AVE, LAKE CITY

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	0294	SHED WOOD/	0	0	15	34	510.00	UT	7.50	7.50	100	1977	1977	3	100	3,825	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
4	0296	SHED METAL	0	0	14	20	280.00	UT	5.50	5.50	100	2000	2000	3	100	1,540	
5	0166	CONC, PAVMT	0	0	13	30	390.00	UT	2.00	2.00	100	2000	2000	3	100	780	
6	0166	CONC, PAVMT	0	0	5	14	70.00	UT	2.00	2.00	100	2000	2000	3	100	140	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	2,200.00	2,200.00	100	2024	2023	1	100	2,200	

COLUMBIA COUNTY PROPERTY						
VALUATION SUMMARY					PAGE 1 of 1	3
VALUATION BY					STANDARD	
Tax Group: 3					Tax Dist:	
BUILDING MARKET VALUE					193,580	
TOTAL MARKET OB/XF VALUE					10,585	
TOTAL LAND VALUE - MARKET					31,800	
TOTAL MARKET VALUE					235,965	
SOH/AGL Deduction					0	
ASSESSED VALUE					235,965	
TOTAL EXEMPTION VALUE					0	
BASE TAXABLE VALUE					235,965	
TOTAL JUST VALUE					235,965	
NCON VALUE					0	
INCOME VALUE					0	
PREVIOUS YEAR MKT VALUE					239,397	

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	0294	SHED WOOD/	0	0	15	34	510.00	UT	7.50	7.50	100	1977	1977	3	100	3,825	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
4	0296	SHED METAL	0	0	14	20	280.00	UT	5.50	5.50	100	2000	2000	3	100	1,540	
5	0166	CONC, PAVMT	0	0	13	30	390.00	UT	2.00	2.00	100	2000	2000	3	100	780	
6	0166	CONC, PAVMT	0	0	5	14	70.00	UT	2.00	2.00	100	2000	2000	3	100	140	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	2,200.00	2,200.00	100	2024	2023	1	100	2,200	

LAND DESCRIPTION																								
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	0110	C	SFR RURAL	0		A-1	0.00	0.00	2.12	AC		1.00	1.00	1.00	15,000.00	15,000.00	31,800							

TOTAL OB/XF													10,585										
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--------	--	--	--	--	--	--	--	--	--	--

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I /	V I /	RSN CD	SALE PRICE
1360/1526	5/18/2018	WD	Q	I	01	168,000
GRANTOR: GUY SUTHERLAND						
GRANTEE: FIDA H ABULAWI						
1064/1250	11/07/2005	WD	Q	I		143,000
GRANTOR: WEEKS						
GRANTEE: SUTHERLAND						

BUILDING NOTES																	
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS																	
BAS=[ORIG=0,0] W48 S32 E20 E4 N2 E10 S6 E14 N36 \$																	
UCP=[ORIG=0,56] E16 N20 W16 S20 \$																	
BAS=[ORIG=-14,36] S20 E14 N20 W14 \$																	
FSP=[ORIG=-28,32] S22 E14 N10 W10 N12 W4 \$																	
BAS=[ORIG=-24,32] S12 E10 N14 W10 S2 \$																	