

S1/2 OF NW1/4 EX RD & EX 1 AC  
BEING 105 FT N & S BY 420 FT  
E & W IN NE COR OF SE1/4 OF

BALES ERNESTINE E  
1319 SW KOONVILLE AVE  
LAKE CITY, FL 32024

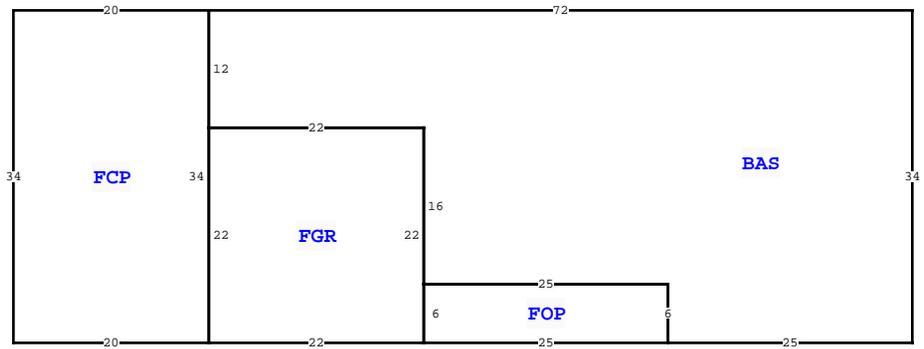
2026

35-3S-15-00298-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	12	HARDWOOD	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	35315.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,814	100	
FCP	680	25	
FGR	484	55	
FOP	150	30	
TOTALS	3,128		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 0								
Heated Area: 1814						HX Base Yr					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	183,127			
TOTAL MARKET OB/XF VALUE	11,492			
TOTAL LAND VALUE - MARKET	706,500			
TOTAL MARKET VALUE	242,698			
SOH/AGL Deduction	94,943			
ASSESSED VALUE	147,755			
TOTAL EXEMPTION VALUE	106,411		HX HB SX WX	
BASE TAXABLE VALUE	41,344			
TOTAL JUST VALUE	901,119			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	901,119			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/1321	12/19/2006	WD	Q	I	06	100
GRANTOR: CRANDALL BALES						
GRANTEE: CRANDALL & ERNESTIN						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/16/2023	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W72 FCP= W20 S34 E20 N34\$ S12 FGR= S22 E22 N22 W22\$ E22 S16FOP= S6E25 N6 W25\$E25 S6 E25 N34\$.	

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1966	1966	3	100	2,000	
2	0166	CONC, PAVMT	0	100	18	38	684.00	UT	1.13	1.13	100	0	0	3	100	770	
3	0296	SHED METAL	0	100	32	38	1,216.00	UT	1.50	1.50	100	1993	1993	3	100	1,824	
4	0040	BARN, POLE	0	100	22	36	792.00	UT	1.50	1.50	100	1993	1993	3	100	1,188	
5	0120	CLFENCE 4	0	100	0	0	592.00	UT	2.50	2.50	75	1993	1993	3	75	1,110	
6	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
8	0030	BARN, MT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,400	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
TOTALS															11,492		

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	85.22	AC		1.00	1.00	1.00	281.00	281.00	23,947							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	1.78	AC		1.00	1.00	1.00	445.00	445.00	792							
4	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	40.00	40.00	80							
5	6200	A	PASTURE 3	0		A-1	0.00	0.00	67.00	AC		1.00	1.00	1.00	280.00	280.00	18,760							
6	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	156.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	702,000							