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

2027

35-3S-15-00298-000

BUILDING CHARACTERISTICS

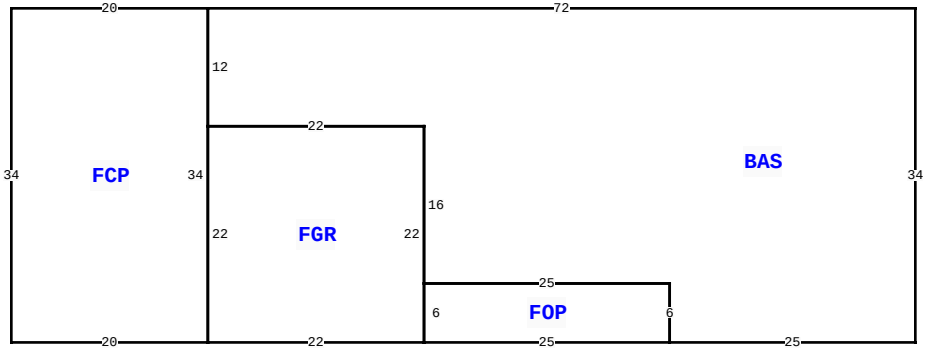
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,814	100		1,814	142,164
FCP	680	25		170	13,323
FGR	484	55		266	20,847
FOP	150	30		45	3,527
TOTALS	3,128			2,295	179,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,295	109.6100	120.57	276,708	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1814 HX Base Yr



1319 SW KOONVILLE AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		179,860
TOTAL MARKET OB/XF VALUE		11,492
TOTAL LAND VALUE - MARKET		706,500
TOTAL MARKET VALUE		239,431
SOH/AGL Deduction		88,623
ASSESSED VALUE		150,808
TOTAL EXEMPTION VALUE	HX HB SX WX	106,411
BASE TAXABLE VALUE		44,397
TOTAL JUST VALUE		897,852
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

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

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	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	

LAND DESCRIPTION

TOTAL OB/XF 11,492

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	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							

REVIEW DATE 07/20/2023 BY JB Total Acres: 157.00 Total Land Value: 48,079 Market: 702,000 Agricultural: 43,579 Common: 4,500 PRINTED 11/17/2026 BY SYS