LOTS 1 & 2 BLOCK A KOONEYVILLE F

ORB 710-525, 796-1299, 811-1282,

CROUGH SHEILA
1953 SW KOONVILLE AVE
LAKE CITY, FL 32024

2027

35-3S-15-00299-001

BUILDING CHARACTERISTICS

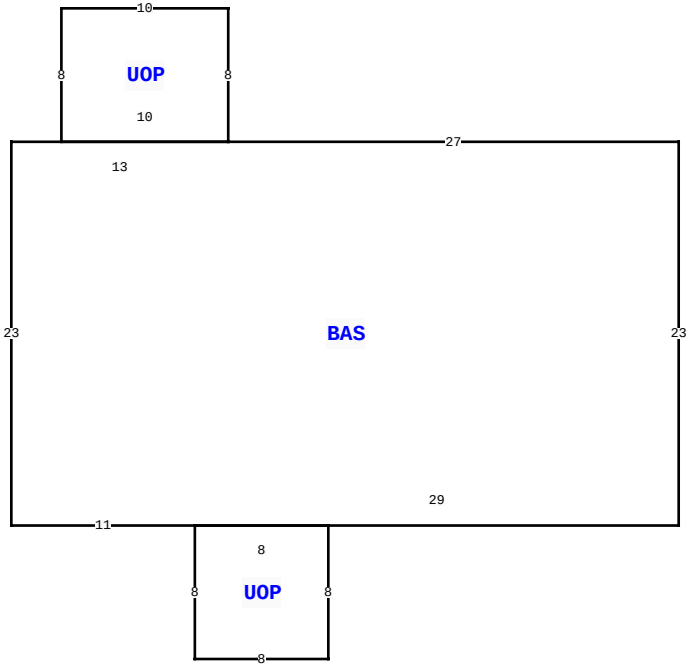
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	35315.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100		920	25,370
UOP	64	25		16	441
UOP	80	25		20	552
TOTALS	1,064			956	26,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	956	114.9000	68.94	65,907	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1997 Heated Area: 920 HX Base Yr 1997



1953 SW KOONVILLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
5	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		26,363
TOTAL MARKET OB/XF VALUE		8,650
TOTAL LAND VALUE - MARKET		32,480
TOTAL MARKET VALUE		67,493
SOH/AGL Deduction		29,758
ASSESSED VALUE		37,735
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,735
TOTAL JUST VALUE		67,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		67,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11375	M H	125	06/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0811/1282	9/28/1995	WD	Q	V		12,000
GRANTOR: MUSKEWITZ						
GRANTEE: SHEILA CROUGH						
0796/1299	10/07/1994	WD	U	V	12	6,600
GRANTOR: ANTHONY & GINA N FREE						
GRANTEE: MILTON F & LUCILLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 UOP= N8 W10 S8 E10$ W13 S23 E11 UOP= S8 E8 N8 W8$ E29 N23$.

LAND DESCRIPTION

TOTAL OB/XF 8,650

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	0102	C	SFR/MH	100		A-1	0.00	0.00	2.03	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,480							

REVIEW DATE 07/20/2023 BY JB Total Acres: 2.03 Total Land Value: 32,480 Market: 0 Agricultural: 0 Common: 32,480 PRINTED 11/17/2026 BY SYS