LOT 3 BLOCK A KOONEYVILLE FOREST
ORB 767-1804, 779-440, 788-667,

LOSA RAMON A/LOSA JEAN
1925 SW KOONVILLE AVE
LAKE CITY, FL 32024

**2026**

**35-3S-15-00299-003**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 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 | | 3 100 |
| 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 |

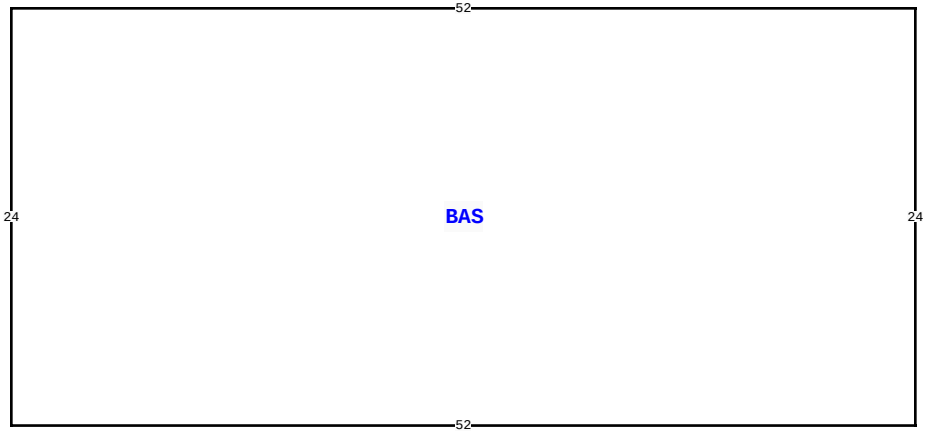
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 35315.010 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,248 | 100 | | 1,248 | 34,415 |
| TOTALS | 1,248 | | | 1,248 | 34,415 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,248 | 114.9000 | 68.94 | 86,037 | 1995 | 1995 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2006 Heated Area: 1248 HX Base Yr 2006




1925 SW KOONVILLE AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 34,415 |
| TOTAL MARKET OB/XF VALUE | | 9,150 |
| TOTAL LAND VALUE - MARKET | | 15,450 |
| TOTAL MARKET VALUE | | 59,015 |
| SOH/AGL Deduction | | 18,170 |
| ASSESSED VALUE | | 40,845 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 15,845 |
| TOTAL JUST VALUE | | 59,015 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 59,015 |

SALE:6:1: LOT 3, BLK A, KOONEYVILLE FOREST
SALE:5:1: LOT 3 BLK A KOONEYVILLE FOREST
SALE:4:1: IN LIEU OF FORECLOSURE
SALE:3:1: LOT 3 BLOCK A KOONEYVILLE FOREST

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1068/0509 | 12/14/2005 | WD | Q | I | | 76,500 |
| GRANTOR: HOWARD | | | | | | |
| GRANTEE: LOSA | | | | | | |
| 0959/0050 | 7/26/2002 | QC | Q | V | 01 | 100 |
| GRANTOR: WENIG | | | | | | |
| GRANTEE: LINDA J HOWARD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W52 S24 E52 N24$.

## 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 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 750 | |
| 2 | 0285 | SALVAGE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 200 | |
| 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 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2024 | 2023 | | 100 | 1,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,150

| 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 | 0200 | C | MBL HM | 100 | | 00 | 0.00 | 0.00 | 1.03 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 15,450 | | | | | | | |

REVIEW DATE 07/20/2023 BY KS Total Acres: 1.03 Total Land Value: 15,450 Market: 0 Agricultural: 0 Common: 15,450 PRINTED 01/12/2026 BY SYS