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

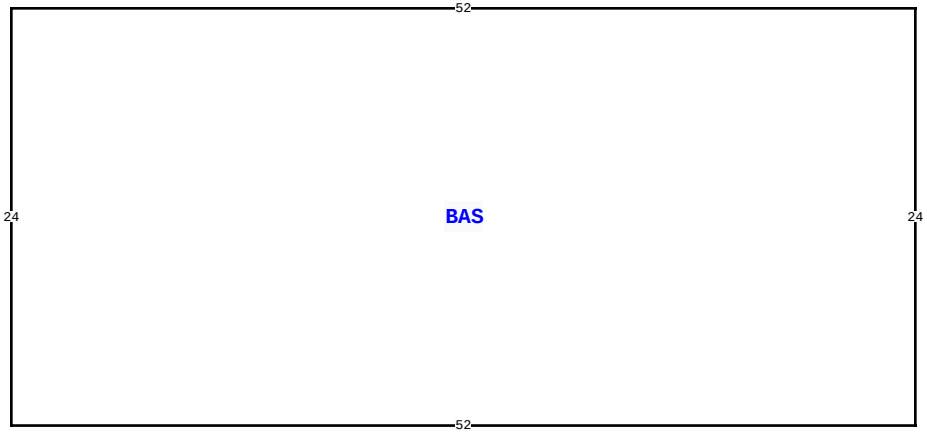
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	36,137
TOTALS	1,248			1,248	36,137

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	72.39	90,343	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	04/16/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		36,137
TOTAL MARKET OB/XF VALUE		9,150
TOTAL LAND VALUE - MARKET		18,540
TOTAL MARKET VALUE		63,827
SOH/AGL Deduction		23,101
ASSESSED VALUE		40,726
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,726
TOTAL JUST VALUE		63,827
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	18,000.00	18,000.00	18,540							

REVIEW DATE 07/20/2023 BY KS Total Acres: 1.03 Total Land Value: 18,540 Market: 0 Agricultural: 0 Common: 18,540 PRINTED 05/12/2026 BY SYS