

COMM NW COR OF SW1/4 OF NE1/4,
RUN E 10.43 FTT0 E R/W CR-252A
FOR POB, RUN S 398.08 FT, E

BALKCOM JIMMY J/BALKCOM MARSHA E
205 SW KOONVILLE AVE
LAKE CITY, FL 32024

2026

26-3S-15-00241-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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 0202 MOBILE HOME/M HOME

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 26315.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	34,116
FCP	420	25		105	2,946
UOP	54	25		14	393
UOP	200	25		50	1,403

TOTALS 1,890 1,385 38,858

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	0296	SHED METAL	0 100	6	10	60.00	UT	3.50	3.50	50	1996	1996	3	50	105	
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,600	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
5	9947	Septic	0 100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0169	FENCE/WOOD	0 100	0	0	1.00	UT	1,900.00	1,900.00	100	2023	2022		100	1,900	
7	0070	CARPORT UF	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
8	0263	PRCH, USP	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	4.24	AC		1.00	1.00	1.00	12,000.00	12,000.00	50,880							
2	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 02/24/2023 BY KS

205 SW KOONVILLE AVE, LAKE CITY

205 SW KOONVILLE AVE, LAKE CITY				BLD DATE					LGL DATE	04/22/2026	MLU
				XF DATE					LAND DATE		
				INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
60.00	UT	3.50	3.50	50	1996	1996	3	50	105		
1.00	UT	0.00	0.00	100	2016	2016	3	100	2,600		
1.00	UT	7,000.00	7,000.00	100			3	100	7,000		
1.00	UT	0.00	0.00	100	2016	2016	3	100	400		
1.00	UT	3,000.00	3,000.00	100			3	100	3,000		
1.00	UT	1,900.00	1,900.00	100	2023	2022		100	1,900		
1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000		
1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200		

BALKCOM JIMMY J/BALKCOM MARSHA E
205 SW KOONVILLE AVE
LAKE CITY, FL 32024

26-3S-15-00241-001

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 2 of 2		3																			
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																					
Exterior Wall		31		VINYL SID 100		0800		02		1,824		117.9000		70.74		129,030		1997		1996		0		0		60.00		40.00		VALUATION BY					STANDARD																
Roof Structur		03		GABLE/HIP 100		2		MOBILE HME		100%		- 1996				Heated Area: 1772										HX Base Yr 1996		Tax Group: 3					Tax Dist:																		
Roof Cover		14		PREFIN MT 100																										BUILDING MARKET VALUE					90,470																
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					18,205																
Interior Floo		14		CARPET 90																										TOTAL LAND VALUE - MARKET					62,880																
Interior Floo		08		SHT VINYL 10																										TOTAL MARKET VALUE					171,555																
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					68,604																
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					102,951																
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					13 HX HB 102,951																
Bathrooms				2 100																										BASE TAXABLE VALUE					0																
Stories		1.		1. 100																										TOTAL JUST VALUE					171,555																
Architectual		01		CONV 100																										NCON VALUE					0																
Units				0 100																										INCOME VALUE																					
Condition Adj		03		03 100																										PREVIOUS YEAR MKT VALUE					166,315																
Kitchen Adjus		01		01 100																																															
Quality		05		05																																															
DOR CODE		0202		MOBILE HOME/M HOME																																															
MAP NUM				MKT AREA																															01																
NEIGHBORHOOD/LOC		26315.00		1.00/																																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																									
BAS		260		100				260		7,357																																									
BAS		1,512		100				1,512		42,784																																									
UOP		208		25				52		1,471																																									
TOTALS		1,980						1,824		51,612																																									
EXTRA FEATURES																																																			
205 SW KOONVILLE AVE, LAKE CITY																																																			
BLD DATE																																																			
XF DATE																																																			
INC DATE																																																			
LGL DATE																																																			
LAND DATE																																																			
AG DATE																																																			
04/22/2026																																																			
MLU																																																			
BUILDING NOTES																																																			
BUILDING DIMENSIONS																																																			
BAS= W8 BAS= N13 W20 S13 E20\$ W20 UOP= N13 W16 S13 E16\$ W28 S27 E56 N27\$.																																																			
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			