S1/2 OF SE1/4 & THE W 30 AC OF NW1/4 OF SE1/4 & S1/2 OF THE N 66 FT OF SE1/4 OF SW1/4 & E1/2

BRYAN PAUL S
1731 SW KOONVILLE AVE
LAKE CITY, FL 32024

2021

35-3S-15-00278-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD	35315.00	1.10

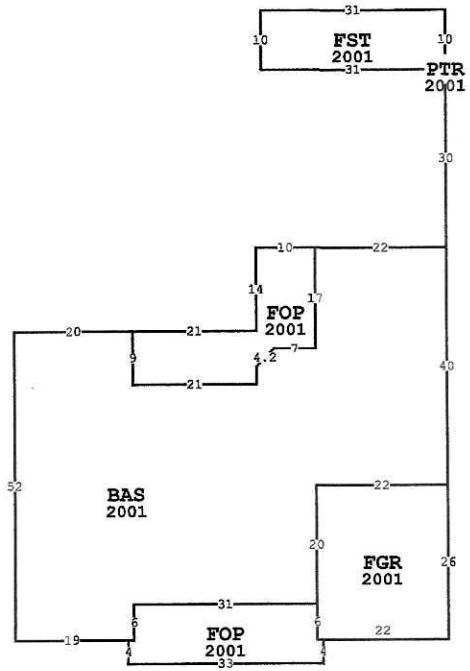
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,123	100	3,123	245,095
FGR	572	55	315	24,721
FOP	318	30	95	7,456
FOP	364	30	109	8,554
FST	310	55	170	13,342
PTR	0	0	0	0
TOTALS	4,687		3,812	299,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,812	125.8284	96.89	369,345	2001	2001	0	0	0	19.00	81.00

1 SINGLE FAM - 100% - 2002

HX Base Yr 2002



1731 SW KOONVILLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		299,169
TOTAL MARKET OB/XF VALUE		25,635
TOTAL LAND VALUE - MARKET		282,029
TOTAL MARKET VALUE		373,704
SOB/AGL Deduction		68,917
ASSESSED VALUE		304,787
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		254,787
TOTAL JUST VALUE		606,833
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		559,600

LAND:2:1: JOINS RE #00278-002 (TOTAL OF 117.50 AC)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0531/0500	2/01/1984	WD	Q	V		80,800

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W22 FOP=[YR=2001] W10 S14 W21 S9 E21 N3 U3 R3 E7 N17$ S17 W7 L3 D3 S3 W21 N9 W20 S52 E19 FOP=[YR=2001] S4 E33 N4 W1 N6 W31 S6 W1$ E1 N6 E31 FGR=[YR=2001] S6 E22 N26 W22 S20$ N20 E22 N40$ PTR=[YR=2001] N30 FST=[YR=2001] N10 W31 S10 E31$ S30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,780.00	UT	1.50	1.50	100	2001	2001	3	100	2,670	
3	0327	STABLES-SM	0	100	24	60	1,440.00	UT	8.00	8.00	75	0	0	3	75	8,640	
4	0040	BARN,POLE	0	100	50	70	3,500.00	UT	5.00	5.00	75	2016	2016	3	75	13,125	

TOTAL OB/XF 25,635

LAND DESCRIPTION

LN	USE CODE	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	0100	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,800.00	9,800.00	9,800							
2	5500	TIMBER 2	0		A-1	0.00	0.00	60.00	AC		1.00	1.00	1.00	422.00	422.00	25,320	JOINS RE #00278-002 (						
3	6200	PASTURE 3	0			0.00	0.00	52.00	AC		1.00	1.00	1.00	265.00	265.00	13,780							
4	9910	MKT.VAL.AG	0			0.00	0.00	112.00	AC		1.00	1.00	1.00	2,430.62	2,430.62	272,229							

REVIEW DATE 05/12/2016 BY DFRP TOTAL LAND: 113.00 Market: 272,229 Agricultural: 39,100 Common:9800 PRINTED 06/24/2021