LOT 14 BLOCK 5 WILSON SPRINGS CO
1-A ORB 965-2525, 970-524, COMM
SE1/4 RUN S 1218.72 FT, SW 40.90

VERDI RICHARD
399 SW MEMORIAL DR
FORT WHITE, FL 32038

2026

06-7S-16-04149-514

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

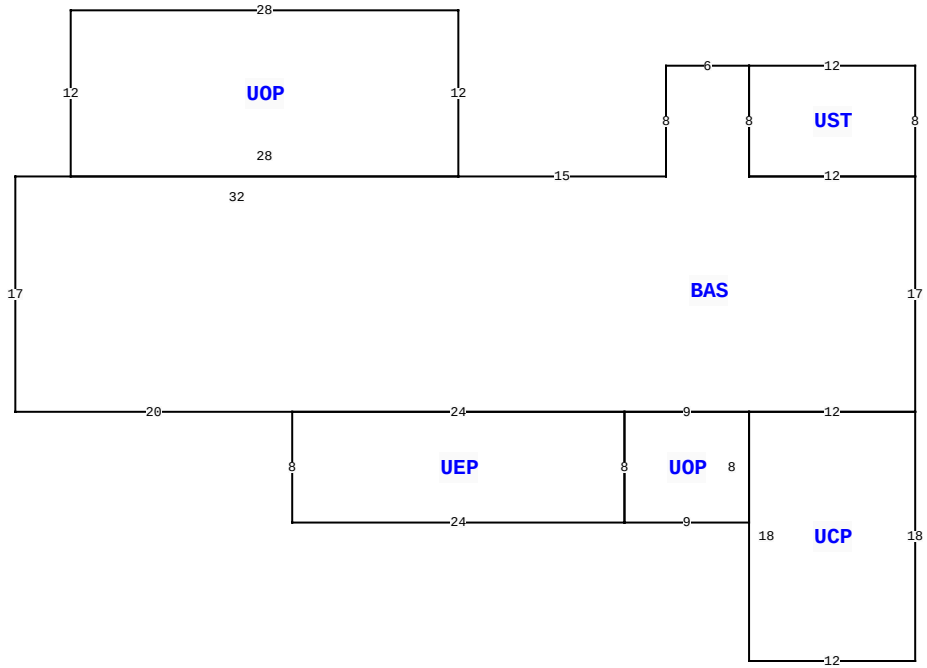
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6716.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,153	100		1,153	103,881
UCP	216	20		43	3,874
UEP	192	60		115	10,361
UOP	72	20		14	1,262
UOP	336	20		67	6,037
UST	96	45		43	3,874
TOTALS	2,065			1,435	129,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,435	123.7600	138.61	198,905	1969	1969	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1153 HX Base Yr 2007



399 SW MEMORIAL DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		129,288
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		145,288
SOH/AGL Deduction		61,358
ASSESSED VALUE		83,930
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		33,208
TOTAL JUST VALUE		145,288
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1084/2421	5/12/2006	WD	U	I		92,000
GRANTOR: WILLIAM D KOON & BETT						
GRANTEE: DAVID W KOON III &						
1039/2898	3/03/2005	WD	Q	I		32,000
GRANTOR: VIOLET COBURN						
GRANTEE: DAVID W KOON III &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 S8 W15 UOP= N12 W28 S12 E28$ W32 S17 E20 UEP= S8 E24 N8 W24$ E24 UOP= S8 E9 N8 W9$ E9 UCP= S18 E12 N18 W12$ E12 N17 UST= N8 W12 S8 E12$ W12 N8$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 06/29/2015 BY TW Total Acres: 1.64 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/19/2025 BY SYS