

KOON GEORGE R/KOON ROSA
2023 SW FARNELL RD
LAKE CITY, FL 32024

2026

10-6S-17-09637-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	1903	COMMON BRK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	06	VINYL ASB 80			
Interior Floor	14	CARPET 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectural Units	05	CONV 100 0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	10617.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100		1,464	123,451
FOP	120	30		36	3,036
UST	72	45		32	2,698
TOTALS	1,656			1,532	129,185

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	0040	BARN, POLE	0 100	42	48	2,016.00	UT	0.40	0.40	100	0	0	3	100	806	
2	0040	BARN, POLE	0 100	12	24	1.00	UT	0.00	0.00	100	0	0	3	100	115	
3	0294	SHED WOOD/	0 100	12	14	1.00	UT	0.00	0.00	100	0	0	3	100	950	
4	9910	RV SITE/RE	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
5	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
6	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
8	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	53.28	AC		1.00	1.00	1.00	445.00	445.00	23,710							
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	22.00	AC		1.00	1.00	1.00	40.00	40.00	880							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	75.28	AC		1.00	1.00	1.00	5,500.00	5,500.00	414,040							

REVIEW DATE

10/10/2017

BY

BC

Total Acres:

76.28

Total Land Value:

30,090

Market:

414,040

Agricultural:

24,590

Common:

5,500

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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,532	115.8300	129.73	198,746	1972	1972	0	0	0	35.00	65.00
1	SINGLE FAM	100% - 0			Heated Area: 1464				HX Base Yr			

Diagram

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	129,185
TOTAL MARKET OB/XF VALUE	11,421
TOTAL LAND VALUE - MARKET	419,540
TOTAL MARKET VALUE	170,696
SOH/AGL Deduction	71,018
ASSESSED VALUE	99,678
TOTAL EXEMPTION VALUE	HX HB SX 99,678
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	560,146
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	560,146