

KOON REGINALD S JR/KOON REGINALD S III  
240 NW SOPHIE DR  
WHITE SPRINGS, FL 32096

**19-2S-16-01654-030**

[illegible]

KOON REGINALD S JR/KOON REGINALD S III  
240 NW SOPHIE DR  
WHITE SPRINGS, FL 32096

**19-2S-16-01654-030**

| 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      |  | 0202    |  | 02           |  | 1,512                           |  | 115.5000    |  | 114.34         |  | 172,882           |  | 2021      |  | 2021                     |  | 0           |  | 0         |  | 7.00       |  | 93.00           |  | VALUATION BY              |  |  |           |   | STANDARD        |  |  |  |  |
| Exterior Wall            |  | 00               |  | N/A 0              |  | 2       |  | MANUF        |  | 2                               |  | 100%        |  | - 2013         |  | Heated Area: 1512 |  |           |  |                          |  | HX          |  | Base Yr   |  | 2013       |  | Tax Group: 3    |  |                           |  |  | Tax Dist: |   |                 |  |  |  |  |
| Roof Structur            |  | 03               |  | GABLE/HIP 100      |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  | BUILDING MARKET VALUE     |  |  |           |   | 238,631         |  |  |  |  |
| Roof Cover               |  | 03               |  | COMP SHNGL 100     |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  | TOTAL MARKET OB/XF VALUE  |  |  |           |   | 16,744          |  |  |  |  |
| Interior Wall            |  | 05               |  | DRYWALL 100        |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  | TOTAL LAND VALUE - MARKET |  |  |           |   | 35,000          |  |  |  |  |
| Interior Floo            |  | 12               |  | HARDWOOD 50        |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  | TOTAL MARKET VALUE        |  |  |           |   | 290,375         |  |  |  |  |
| Interior Floo            |  | 14               |  | CARPET 50          |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  | SOH/AGL Deduction         |  |  |           |   | 104,107         |  |  |  |  |
| Air Condition            |  | 03               |  | CENTRAL 100        |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  | ASSESSED VALUE            |  |  |           |   | 186,268         |  |  |  |  |
| Heating Type             |  | 04               |  | AIR DUCTED 100     |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  | TOTAL EXEMPTION VALUE     |  |  |           |   | HX HB DX 55,722 |  |  |  |  |
| Bedrooms                 |  |                  |  | 3 100              |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  | BASE TAXABLE VALUE        |  |  |           |   | 130,546         |  |  |  |  |
| Bathrooms                |  |                  |  | 2 100              |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  | TOTAL JUST VALUE          |  |  |           |   | 290,375         |  |  |  |  |
| Frame                    |  | 01               |  | NONE 100           |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  | NCON VALUE                |  |  |           |   | 0               |  |  |  |  |
| Stories                  |  | 1.               |  | 1. 100             |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  | INCOME VALUE              |  |  |           |   |                 |  |  |  |  |
| Units                    |  |                  |  | 0 100              |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  | PREVIOUS YEAR MKT VALUE   |  |  |           |   | 293,833         |  |  |  |  |
| Condition Adj            |  | 03               |  | 03 100             |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
| Kitchen Adjus            |  | 01               |  | 01 100             |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
| Quality                  |  | 05               |  | 05                 |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
| DOR CODE                 |  | 0202             |  | MOBILE HOME/M HOME |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
| MAP NUM                  |  |                  |  | MKT AREA           |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
| NEIGHBORHOOD/LOC         |  | 19216.020        |  | 1.00/              |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
| AREA TYPE                |  | TOTAL GROSS AREA |  | PCT OF BASE        |  | YEAR    |  | TOT ADJ AREA |  | SUBAREA MARKET VALUE            |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
| BAS                      |  | 1,512            |  | 100                |  |         |  | 1,512        |  | 160,780                         |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
| TOTALS                   |  | 1,512            |  |                    |  |         |  | 1,512        |  | 160,780                         |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
| EXTRA FEATURES           |  |                  |  |                    |  |         |  |              |  | 240 NW SOPHIE DR, WHITE SPRINGS |  |             |  |                |  |                   |  |           |  | BLD DATE                 |  |             |  | LGL DATE  |  | 05/17/2023 |  | MLU             |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  | XF DATE                  |  |             |  | LAND DATE |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  | INC DATE                 |  |             |  | AG DATE   |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
| 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                     |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |
|                          |  |                  |  |                    |  |         |  |              |  |                                 |  |             |  |                |  |                   |  |           |  |                          |  |             |  |           |  |            |  |                 |  |                           |  |  |           |   |                 |  |  |  |  |