

COMM SE COR OF SE1/4 OF SW1/4, W
498.91 FT FOR POB, CONT N 427.92
FT, N 317.33 FT, W 266.98 FT, W

KOON WILLIAM D III/KOON AMANDA MARIE
442 SW KOON HOLLOW RD
FORT WHITE, FL 32038-0093

2026

28-6S-16-03967-001



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 90			
Interior Floo	06	VINYL ASB 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
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	5000IMPROVED AG				
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC	16.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	525	100		525	40,848
BAS	2,345	100		2,345	182,453
FCP	400	25		100	7,781
FOP	24	30		7	545
FOP	465	30		140	10,893
FST	132	55		73	5,680
TOTALS	3,891			3,190	248,198

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,190	106.8750	119.70	381,843	1973	1973	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2021 Heated Area: 2870 HX Base Yr 2021													
442 SW KOONHOLLOW GLN, FORT WHITE													
						BLD DATE					LGL DATE		
						XF DATE					LAND DATE	04/07/2025 MLU	
						INC DATE					AG DATE		
												04/07/2025	MLU

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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	100	1993	1993	3
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	1993	1993	3
4	0040	BARN, POLE	0	0	60	40	2,400.00	UT	2.50	100	1993	1993	3
5	0020	BARN, FR	0	100	24	30	720.00	UT	10.00	40	1993	1993	3
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	100	1993	1993	3
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	1993	1993	3
8	9946	Well	0	0	0	0	1.00	UT	4,000.00	100			3
9	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	1993	1993	3
10	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	100	1993	1993	3

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
1	0100	C	SFR	100		00	0.00	0.00	2.00	AC		1.00	1.00
2	5500	A	TIMBER 2	0					4.50	AC		1.00	1.00
3	6200	A	PASTURE 3	0					4.40	AC		1.00	1.00
4	9910	M	MKT. VAL. AG	0					8.90	AC		1.00	1.00
TOTAL OB/XF 19,680													
TOTAL OB/XF 19,680													
UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
7,000.00	7,000.00	14,000											
445.00	445.00	2,002											
280.00	280.00	1,232											
7,000.00	7,000.00	62,300											

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2

4

VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		248,198	
TOTAL MARKET OB/XF VALUE		58,332	
TOTAL LAND VALUE - MARKET		76,300	
TOTAL MARKET VALUE		323,764	
SOH/AGL Deduction		36,229	
ASSESSED VALUE		287,535	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		236,813	
TOTAL JUST VALUE		382,830	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		391,663	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053939	Roof Replacement	26,250	08/28/2025
000043806	Roof Replacement	6,000	03/01/2022
41175	ELECTRICAL		01/19/2021
40350	GENERATOR	0	08/13/2020
15652	PUMP/UTPOL	30	06/14/1999

</

KOON WILLIAM D III/KOON AMANDA MARIE
442 SW KOON HOLLOW RD
FORT WHITE, FL 32038-0093

28-6S-16-03967-001

[illegible]