

BEG SE COR OF SE1/4 OF SW1/4, RU
826.09 FT, W 527.83 FT, S 826.09
SEC LINE, E 153.32 FT TO POB. &

KOON WILLIAM D JR/KOON SHARON P
P O BOX 370
FORT WHITE, FL 32038-0370

2026

28-6S-16-03967-003



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	11 BD/BTN AVG 100
Roof Structur	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 50
Interior Wall	06 CUST PANEL 50
Interior Floo	14 CARPET 70
Interior Floo	12 HARDWOOD 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4 100
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 02

NEIGHBORHOOD/LOC 16.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,069	100		3,069	345,726
FCP	768	25		192	21,629
FOP	554	30		166	18,700
PTO	530	5		26	2,929

TOTALS 4,921 3,453 388,984

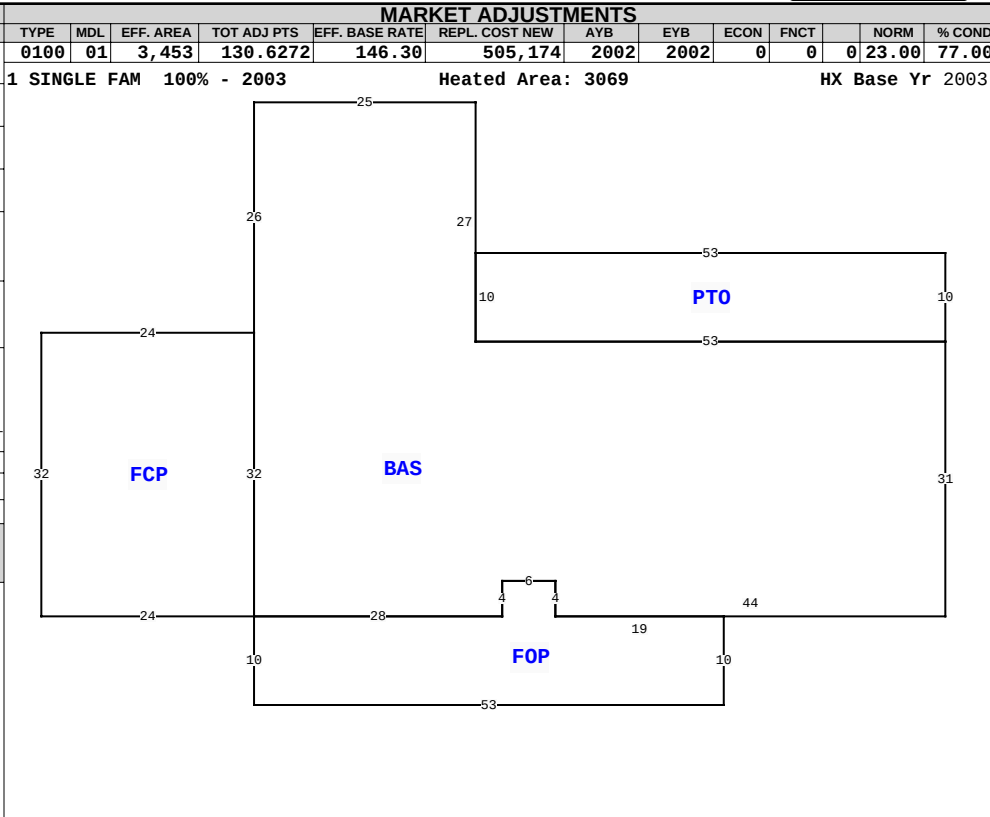
EXTRA FEATURES

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	0166	CONC, PAVMT	0	100	0	0	612.00	UT	2.00	2.00	100	2002	2002	3	100	1,224	
2	0120	CLFENCE 4	0	100	0	0	104.00	UT	4.50	4.50	100	2004	2004	3	100	468	
3	0280	POOL R/CON	0	100	0	0	644.00	UT	70.00	70.00	100	2004	2004	3	43	19,384	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	
5	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	200.00	200.00	100	2022	2021		100	200	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	
8	0030	BARN, MT	0	100	0	0	1.00	UT	10,800.00	10,800.00	100	2022	2021		100	10,800	

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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	10.93	AC		1.00	1.00	1.00	445.00	445.00	4,864							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	10.93	AC		1.00	1.00	1.00	6,000.00	6,000.00	65,580							

REVIEW DATE 05/18/2022 BY JB



250 SW KOONHOLLOW GLN, FORT WHITE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/08/2025 MLU

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		388,984	
TOTAL MARKET OB/XF VALUE		37,276	
TOTAL LAND VALUE - MARKET		71,580	
TOTAL MARKET VALUE		437,124	
SOH/AGL Deduction		134,556	
ASSESSED VALUE		302,568	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		251,846	
TOTAL JUST VALUE		497,840	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		504,996	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22174	POOL	185	08/10/2004
18433	SFR	325	06/21/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
0928/0880	6/06/2001	WD Q	V	01	100

GRANTOR: WILLIAM D & BETTY KOO

GRANTEE: WILLIAM D JR & SHAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S26 FCP= W24 S32 E24 N32\$ S32 FOP= S10 E53 N10 W19
N4 W6 S4 W28\$ E28 N4 E6 S4 E44 N31 PTO= N10 W53 S10 E53\$ W53
N27\$.

TOTAL OB/XF 37,276

Total Acres: 11.93 Total Land Value: 10,864

Market: 65,580

Agricultural: 4,864

Common: 6,000

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