NW1/4 OF SW1/4 EX 1 AC DESC
ORB 819-1405. ORB 463-508,
733-460, 945-394, QC 1032-261,

KOON KRISTEN L
993 SW DAWN LN
LAKE CITY, FL 32024-5354

2027

06-6S-17-09619-000

BUILDING CHARACTERISTICS

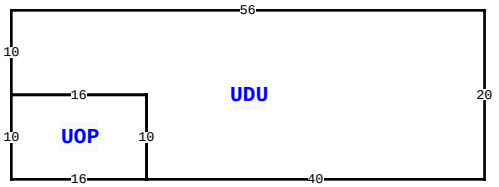
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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	6617.00	1.00/

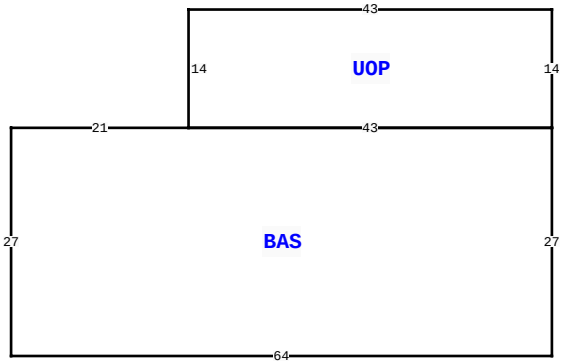
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	48,896
UDU	960	60		576	16,298
UOP	160	25		40	1,132
UOP	602	25		150	4,244
TOTALS	3,450			2,494	70,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,494	117.9000	70.74	176,426	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1728 HX Base Yr





993 SW DAWN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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	0040	BARN,POLE	0	0	76	32	1.00	UT	0.00	0.00	100	0	0	3	100	12,160	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	70,570
TOTAL MARKET OB/XF VALUE	24,360
TOTAL LAND VALUE - MARKET	234,000
TOTAL MARKET VALUE	111,096
SOH/AGL Deduction	0
ASSESSED VALUE	111,096
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,096
TOTAL JUST VALUE	328,930
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	328,930

PRMT:1:1: P. BRANNAN MH RES.

XFOB:1:1: HOME MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16812	M H	125	03/29/2000
10967	M H	125	04/02/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1296/2682	6/12/2015	WD	U	I	30	153,900
GRANTOR: TRAVIS KOON, INDIV &						
GRANTEE: KRISTEN L KOON						
1270/1315	3/03/2014	PB	U	I	18	100
GRANTOR: CLERK OF COURT (GERAL						
GRANTEE: GERALD KOON REVOCAB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S27 E64 N27 UOP= N14 W43 S14 E43$ W43$ PTR= N30 UDU= N20 W56 S10 UOP= S10 E16 N10 W16$ E16 S10 E40$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 24,360

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	36.00	AC		1.00	1.00	1.00	281.00	281.00	10,116							
3	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	25.00	25.00	50							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	38.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	228,000							

REVIEW DATE 10/03/2017 BY DF Total Acres: 39.00 Total Land Value: 16,166 Market: 228,000 Agricultural: 10,166 Common: 6,000 PRINTED 11/17/2026 BY SYS