N1/2 OF SW1/4. EX 1 AC DESC ORB
2.72 AC DESC IN WD 1481-1755

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

2027

10-6S-17-09637-001

BUILDING CHARACTERISTICS

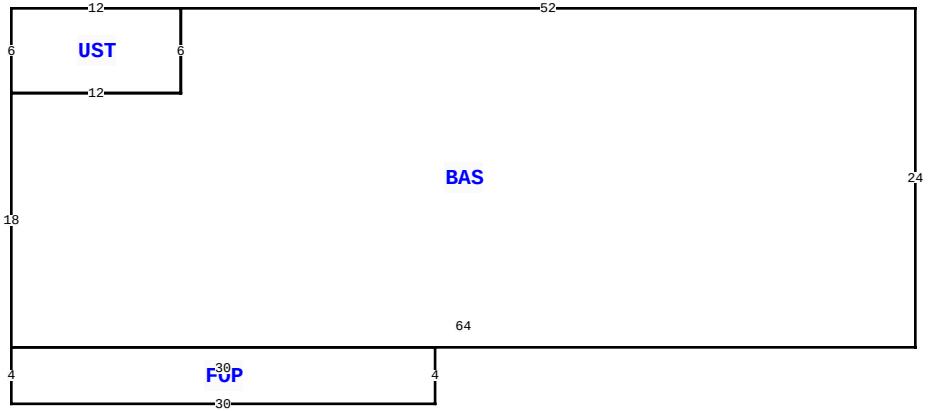
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	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	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	121,243
FOP	120	30		36	2,982
UST	72	45		32	2,650
TOTALS	1,656			1,532	126,875

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	127.41	195,192	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1464 HX Base Yr



2023 SW FARNELL RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	126,875
TOTAL MARKET OB/XF VALUE	11,421
TOTAL LAND VALUE - MARKET	419,540
TOTAL MARKET VALUE	168,386
SOH/AGL Deduction	66,681
ASSESSED VALUE	101,705
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	294
TOTAL JUST VALUE	557,836
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	560,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33375	M H	361	09/15/2015
13684	PUMP/UTPOL	30	02/24/1998
9868	M H	125	06/21/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/290	9/22/2025	LE	U	I	14	100
GRANTOR: KOON GEORGE (ENH LE)						
GRANTEE: ARNETT KIMBERLY KOO						
1551/`293	9/22/2025	LE	U	I	14	100
GRANTOR: KOON GEORGE R (ENH LE						
GRANTEE: DAY KELLY LYNN (RMD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 UST= W12 S6 E12 N6$ S6 W12 S18 FOP= S4 E30 N4 W30$ E64 N24$.

LAND DESCRIPTION

TOTAL OB/XF 11,421

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	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 PRINTED 11/17/2026 BY SYS