NW1/4 OF NW1/4 AS LIES W OF FARN
AC DESC ORB 1108-1826 & EX 1.21
1512-1306.

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

2026

15-6S-17-09679-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5020	IMP AG/BARN	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2338 SW FARNELL RD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,452
TOTAL LAND VALUE - MARKET	130,815
TOTAL MARKET VALUE	18,761
SOH/AGL Deduction	639
ASSESSED VALUE	18,122
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,122
TOTAL JUST VALUE	141,267
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19380	M H	125	04/02/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1551/`293	9/22/2025	LE	U	I	14	100
GRANTOR: KOON GEORGE R (ENH LE						
GRANTEE: DAY KELLY LYNN (RMD						
0731/0033	9/13/1990	WD	Q	I	01	100
GRANTOR: L G BAILEY						
GRANTEE: ROSA B & GEORGE KOO						

BUILDING NOTES

BUILDING DIMENSIONS

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	0031	BARN,MT AE	0	0	16	16	1.00	UT	0.00	0.00	100	0	0	3	100	128	
2	0040	BARN,POLE	0	0	46	20	1.00	UT	0.00	0.00	100	0	0	3	100	320	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
4	9910	RV SITE/RE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	
7	0252	LEAN-TO W/	0	0	12	46	552.00	UT	2.00	2.00	100	2004	2004	3	100	1,104	
8	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 10,452

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	5020	A	AGRI ACRGE	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	15.39	AC		1.00	1.00	1.00	280.00	280.00	4,309							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	15.39	AC		1.00	1.00	1.00	8,500.00	8,500.00	130,815							

REVIEW DATE 10/10/2017 BY DF Total Acres: 16.39 Total Land Value: 8,309 Market: 130,815 Agricultural: 8,309 Common: 0 PRINTED 06/08/2026 BY SYS