

LOT 30 PARKMEADOW S/D.
ORB 668-403,740-1680,775-1808,
977-654, QC 1025-191, WD 1039-

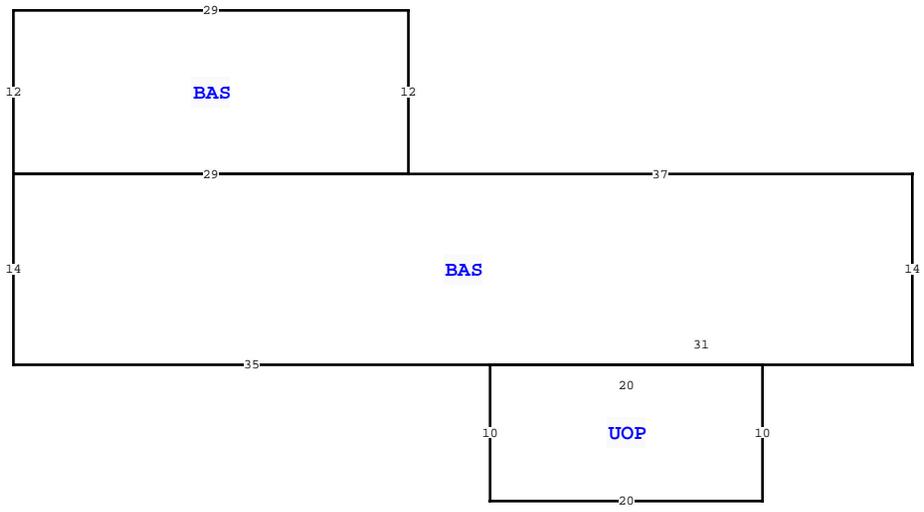
KOON REGINALD S JR/KOON REGINALD S III
240 NW SOPHIE DR
WHITE SPRINGS, FL 32096

2026

19-2S-16-01654-030

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	19216.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	348	100	
BAS	924	100	
UOP	200	25	
TOTALS	1,472		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,322	113.9000	109.34	144,547	1997	1997	0	0	45.00	55.00
1 MANUF 1 0% - 2013 Heated Area: 1272 HX Base Yr 2013											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			243,544
TOTAL MARKET OB/XF VALUE			16,744
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			295,288
SOH/AGL Deduction			109,449
ASSESSED VALUE			185,839
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			129,428
TOTAL JUST VALUE			295,288
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			293,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40953	M H		12/02/2020
11779	M H	125	10/21/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1243/0302	10/10/2012	WD	U	I	40	39,900
GRANTOR: KENYA-LEE PROVINCE						
GRANTEE: REGINALD S KOON JR						
1214/1237	5/02/2011	WD	U	I	12	27,800
GRANTOR: GRACE E HARDY						
GRANTEE: KENYA-LEE PROVINCE						

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	0294	SHED WOOD/	0	100	8	12		96.00	UT	3.50		3	100	336					
2	0294	SHED WOOD/	0	100	12	24		288.00	UT	3.50		3	100	1,008					
3	9945	Well/Sept	0	100	0	0		1.00	UT	7,000.00		7,000.00	100						
4	0296	SHED METAL	0	100	0	0		1.00	UT	0.00		0.00	100	2013	2013	3	100	1,400	
5	9945	Well/Sept	0	0	0	0		1.00	UT	7,000.00		7,000.00	100			3	100	7,000	

LAND DESCRIPTION												TOTAL OB/XF				16,744								
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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

BUILDING NOTES											
BAS=[ORIG=0,0] W37 W29 S14 E35 E31 N14 \$											
BAS=[ORIG=-37,0] N12 W29 S12 E29 \$											
UOP=[ORIG=-31,14] S10 E20 N10 W20 \$											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W37 W29 S14 E35 E31 N14 \$											
BAS=[ORIG=-37,0] N12 W29 S12 E29 \$											
UOP=[ORIG=-31,14] S10 E20 N10 W20 \$											

