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

2027

19-2S-16-01654-030

BUILDING CHARACTERISTICS

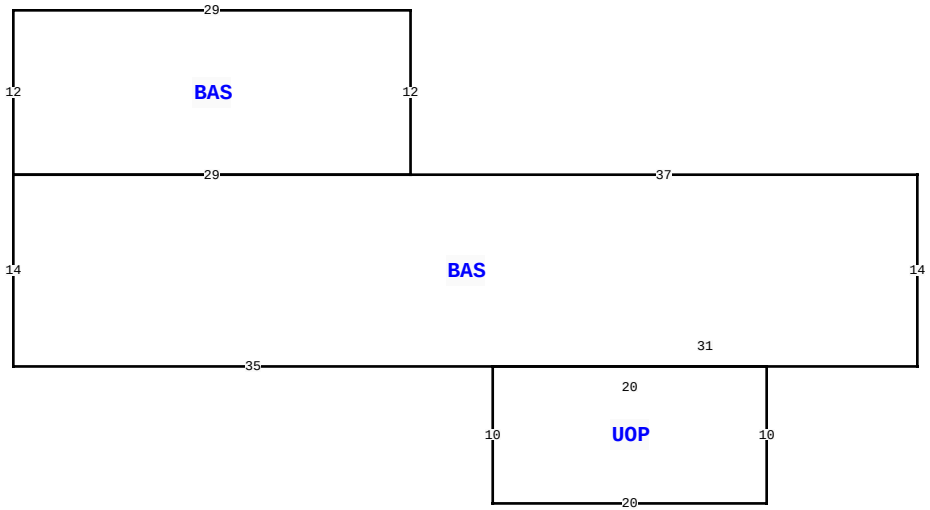
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	348	100		348	20,275
BAS	924	100		924	53,833
UOP	200	25		50	2,913
TOTALS	1,472			1,322	77,021

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	105.93	140,039	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 0% - 2013 Heated Area: 1272 HX Base Yr 2013



240 NW SOPHIE DR, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	0294	SHED WOOD/	0	100	8	12	96.00	UT	3.50	3.50	100	1996	1996	3	100	336	
2	0294	SHED WOOD/	0	100	12	24	288.00	UT	3.50	3.50	100	1996	1996	3	100	1,008	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	232,936
TOTAL MARKET OB/XF VALUE	16,744
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	289,680
SOH/AGL Deduction	95,532
ASSESSED VALUE	194,148
TOTAL EXEMPTION VALUE	HX HB DX 56,411
BASE TAXABLE VALUE	137,737
TOTAL JUST VALUE	289,680
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,141

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						

BUILDING NOTES

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 16,744

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 11/15/2022 BY KS Total Acres: 4.02 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/16/2026 BY SYS

LOT 30 PARKMEADOW S/D.
ORB 668-403,740-1680,775-1808,
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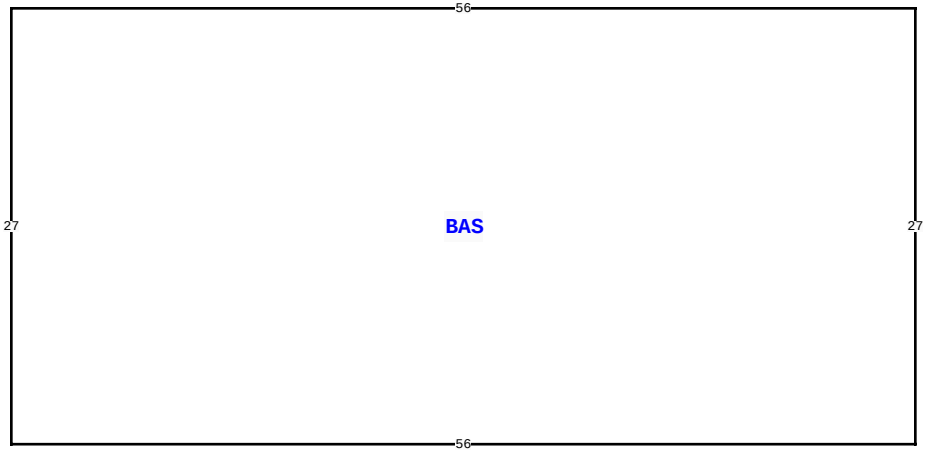
ELEMENT	CD	CONSTRUCTION
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Exterior Wall	00	N/A 0
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Interior Wall	05	DRYWALL 100
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Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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Units		0 100
Condition Adj	03	03 100
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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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	155,915
TOTALS	1,512			1,512	155,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	115.5000	110.88	167,651	2021	2021	0	0	0	7.00	93.00

2 MANUF 2 100% - 2013 Heated Area: 1512 HX Base Yr 2013



240 NW SOPHIE DR, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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

COLUMBIA COUNTY PROPERTY

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INCOME VALUE		
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1214/1237	5/02/2011	WD	U	I	12	27,800
GRANTOR: GRACE E HARDY						
GRANTEE: KENYA-LEE PROVINCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=26,16] E56 S27 W56 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/15/2022 BY KS Total Acres: 4.02 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/16/2026 BY SYS