COMM NW COR OF SW1/4, RUN S 285. FT, E 154.45 FT, S 631.80 FT, E POB, N 344.54 FT, E 237.14 FT, C

KOON GREGORY PRATT/KOON KIMBERLY
1154 NW NOEGL RD
LAKE CITY, FL 32055

2027

19-3S-16-02186-002

BUILDING CHARACTERISTICS

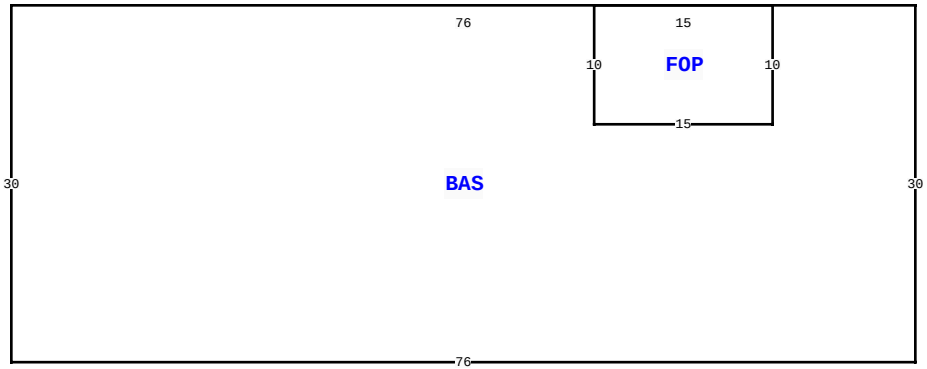
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0201	MODULAR HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	19316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	233,201
FOP	150	35		52	5,319
TOTALS	2,430			2,332	238,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	02	2,332	117.0000	109.98	256,473	2021	2021	0	0	0	7.00	93.00

3 MODULAR 1 100% - 2022 Heated Area: 2280 HX Base Yr 2020



1154 NW NOEGEL RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	2,800	
2	0214	GRN HOUSE	0	100	0	0	1.00	UT	500.00	500.00	100	2021	2021		100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		238,520
TOTAL MARKET OB/XF VALUE		10,300
TOTAL LAND VALUE - MARKET		24,150
TOTAL MARKET VALUE		272,970
SOH/AGL Deduction		45,303
ASSESSED VALUE		227,667
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		176,256
TOTAL JUST VALUE		272,970
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041891	Modular Building		05/12/2021
36122	M H	719	12/20/2017
19630	M H	125	06/10/2002
40715	R V		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/2513	3/01/2021	WD	U	I	30	100
GRANTOR: KOON GREGORY PRATT						
GRANTEE: KOON GREGORY PRATT						
1346/1978	10/23/2017	WD	U	V	11	100
GRANTOR: VIVIEN S KOON						
GRANTEE: GREGORY PRATT KOON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=19,14] E76 S30 W76 N30 $
FOP=[ORIG=68,14] E15 S10 W15 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,300

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	0201	C	MOD HOME	100		A-1	0.00	0.00	6.00	AC		1.00	1.00	0.35	11,500.00	4,025.00	24,150							

REVIEW DATE 06/21/2023 BY justin Total Acres: 6.00 Total Land Value: 24,150 Market: 0 Agricultural: 0 Common: 24,150 PRINTED 11/17/2026 BY SYS