COMM NW COR OF SEC, RUN E 825.28
S 456.90 FT, E 503.49 FT, N 456.
FT TO POB. ALSO BEG NW COR OF NE

KOENIG GERALD W/KOENIG DIANE L
P O BOX 403
FORT WHITE, FL 32038-0403

2027

21-6S-16-03903-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

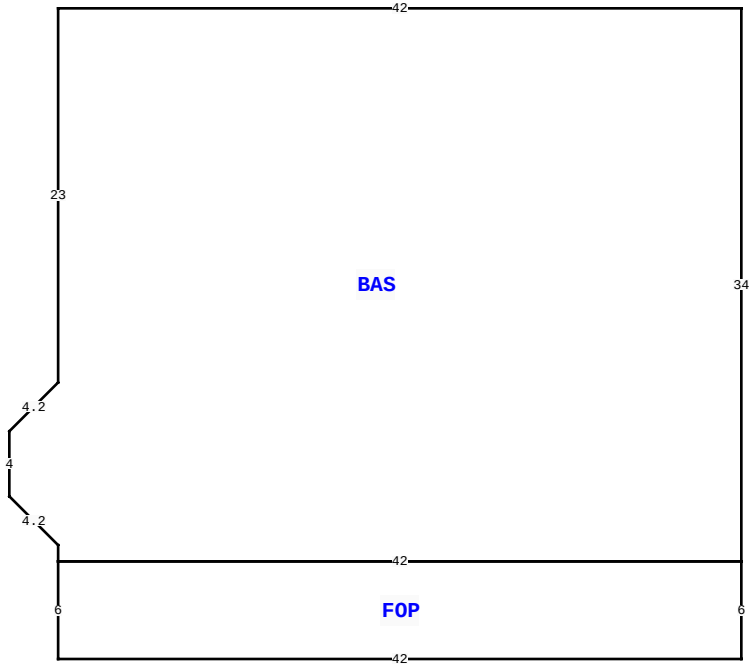
NEIGHBORHOOD/LOC 21616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,449	100		1,449	130,429
FOP	252	30		76	6,841
TOTALS	1,701			1,525	137,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,525	116.9000	128.59	196,100	2001	2001	0	0	0	30.00	70.00

2 SINGLE FAM 100% - 2002 Heated Area: 1449 HX Base Yr 2002



158 SW KOENIG CT, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC,PAVMT	0	100	20	63	1,260.00	UT	3.00	3.00	100	2006	2006	3	100	3,780	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0210	GARAGE U	0	100	24	24	576.00	UT	18.00	18.00	100	2006	2006	3	100	10,368	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0030	BARN,MT	0	0	28	30	840.00	UT	12.00	12.00	100	2006	2006	3	100	10,080	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	137,270
TOTAL MARKET OB/XF VALUE	36,028
TOTAL LAND VALUE - MARKET	82,080
TOTAL MARKET VALUE	255,378
SOH/AGL Deduction	86,277
ASSESSED VALUE	169,101
TOTAL EXEMPTION VALUE	HX HB SX DX VP VX 139,977
BASE TAXABLE VALUE	29,124
TOTAL JUST VALUE	255,378
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052724	Roof Replacement	4,500	03/27/2025
000052725	Roof Replacement	14,000	03/27/2025
000051761	Roof Replacement	8,330	12/10/2024
18652	M H	125	08/23/2001
17988	SFR	256	02/28/2001
7660	RECONNECT	40	10/06/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/2716	6/12/2024	LE	U	I	14	100
GRANTOR: KOENIG GERALD W						
GRANTEE: KOENIG GERALD W (EN						
0899/2347	3/31/2000	WD	Q	V	01	3,500
GRANTOR: VANHOY'S						
GRANTEE: KOENIGS'S (ADDING 1						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S23 L3 D3 S4 D3 R3 S1 FOP= S6 E42 N6 W42$ E42 N34$.

LAND DESCRIPTION

TOTAL OB/XF 36,028

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	6.84	AC		1.00	1.00	1.00	12,000.00	12,000.00	82,080							

REVIEW DATE 05/11/2026 BY JB Total Acres: 6.84 Total Land Value: 82,080 Market: 0 Agricultural: 0 Common: 82,080 PRINTED 11/17/2026 BY SYS