

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

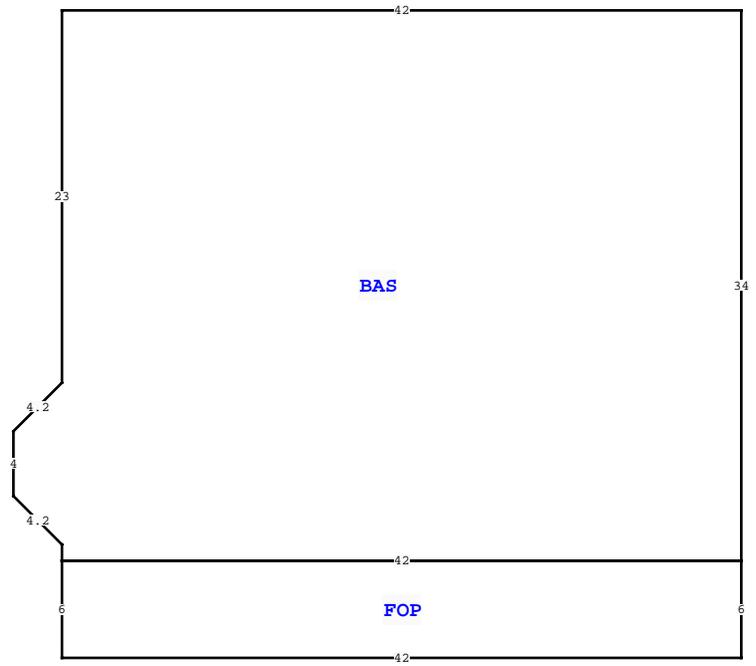
2026

21-6S-16-03903-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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
BAS	1,449	100	
FOP	252	30	
TOTALS	1,701		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2002								
Heated Area: 1449						HX Base Yr 2002					



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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		142,266	
TOTAL MARKET OB/XF VALUE		36,028	
TOTAL LAND VALUE - MARKET		82,080	
TOTAL MARKET VALUE		260,374	
SOH/AGL Deduction		95,613	
ASSESSED VALUE		164,761	
TOTAL EXEMPTION VALUE	HX HB SX DX VP VX	137,373	
BASE TAXABLE VALUE		27,388	
TOTAL JUST VALUE		260,374	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		246,691	

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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2001
2	0166	CONC,PAVMT	0	100	20	63	1,260.00	UT	3.00	100	2006
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	100	
4	0210	GARAGE U	0	100	24	24	576.00	UT	18.00	100	2006
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100	
6	0030	BARN,MT	0	0	28	30	840.00	UT	12.00	100	2006
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2015
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2015

TOTAL OB/XF												36,028												
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	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							

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

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