

COMM NW COR OF S1/2 OF NW1/4, RU  
FOR POB, CONT E 950.10 FT, S 459  
949.24 FT, N 459.61 FT TO POB. (

KOON MICHAEL J  
456 SW BEYOND CT  
LAKE CITY, FL 32024

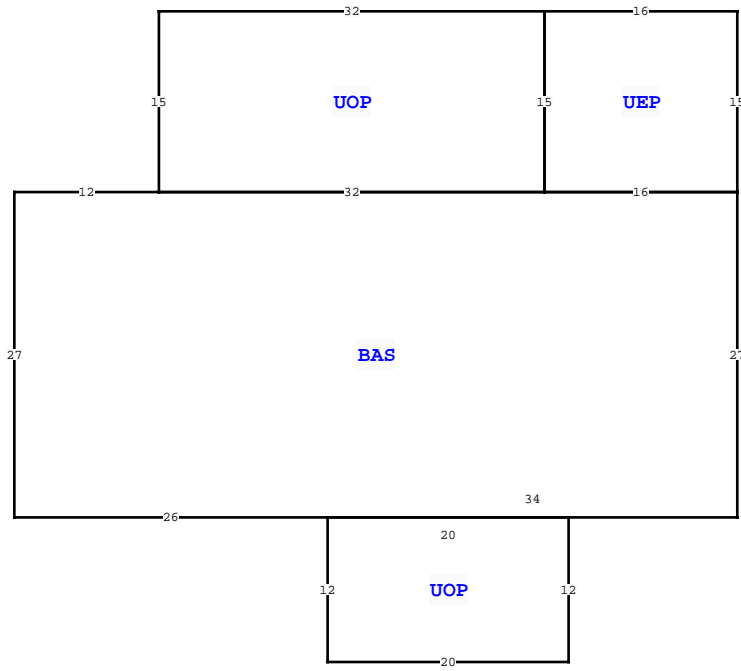
2026

24-5S-16-03707-016



ELEMENT		CD		CONSTRUCTION	
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	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		
Architactual	01	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	24516.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	97,074
UEP	240	70		168	10,067
UOP	240	25		60	3,595
UOP	480	25		120	7,191
TOTALS	2,580			1,968	117,928

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2022								
Heated Area: 1620 HX Base Yr 2003												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			117,928
TOTAL MARKET OB/XF VALUE			9,050
TOTAL LAND VALUE - MARKET			110,220
TOTAL MARKET VALUE			237,198
SOH/AGL Deduction			80,871
ASSESSED VALUE			156,327
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			104,916
TOTAL JUST VALUE			237,198
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			222,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19273	M H	125	02/27/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1443/1490	6/04/2021	WD	U	I	11	100
GRANTOR: KOON SADIE I						
GRANTEE: KOON MICHAEL J						
0949/0200	3/15/2002	WD	Q	V		35,000
GRANTOR: KIRK A & AMY THOMAS						
GRANTEE: MICHAEL J & SADIE I						

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	0296	SHED METAL	0	100	0	0			0.00	100	2009	2009	3	100	50	
2	0296	SHED METAL	0	100	0	0			0.00	100	2009	2009	3	100	100	
3	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0			0.00	100	2009	2009	3	100	1,500	
5	0070	CARPORT UF	0	100	0	0			0.00	100	2009	2009	3	100	200	
6	0081	DECKING WI	0	100	0	0			0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION													TOTAL OB/XF					9,050						
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	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220							

REVIEW DATE 03/06/2026 BY ks																													
Total Acres: 10.02										Total Land Value: 110,220					Market: 0					Agricultural: 0					Common: 110,220				