E1/4 OF NW1/4 OF NW1/4 & BEG AT
OF NW1/4, RUN N 1339.77 FT, E 13
S 1345.67 FT, W 543.94 FT, N 147

KOON GERALD J/KONOVA LLC
284 SW BAYA DR #101
LAKE CITY, FL 32025

2026

26-5S-17-09396-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	950
TOTAL LAND VALUE - MARKET	193,200
TOTAL MARKET VALUE	15,717
SOH/AGL Deduction	2,055
ASSESSED VALUE	13,662
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,662
TOTAL JUST VALUE	194,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046216	Electrical Servic	0	01/09/2023
000043964	Electrical Servic	0	03/18/2022
40193	M H	0	07/22/2020
33963	PUMP/UTPOL	50	04/14/2016
15765	MAINT/ALTR	30	07/12/1999
13872	PUMP/UTPOL	30	04/09/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1278/2546	7/30/2014	WD	U	V	30	64,000
GRANTOR: TRAVIS KOON GERALD J						
GRANTEE: GERALD JOSEPH KOON						
1217/2560	7/12/2011	WD	U	V	11	100
GRANTOR: MONTE DELVIN,PENNIE &						
GRANTEE: TRAVIS KOON & GERAL						

BUILDING NOTES

BUILDING DIMENSIONS

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	0214	GRN HOUSE	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	800	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	150	

LAND DESCRIPTION

TOTAL OB/XF 950

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	31.20	AC		1.00	1.00	1.00	281.00	281.00	8,767							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	31.20	AC		1.00	1.00	1.00	6,000.00	6,000.00	187,200							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 32.20 Total Land Value: 14,767 Market: 187,200 Agricultural: 8,767 Common: 6,000 PRINTED 06/08/2026 BY SYS