COMM SE COR OF SE1/4 OF SW1/4, W 498.91 FT FOR POB, CONT N 427.92 FT, N 317.33 FT, W 266.98 FT, W

KOON WILLIAM D III/KOON AMANDA MARIE
442 SW KOON HOLLOW RD
FORT WHITE, FL 32038-0093

2027

28-6S-16-03967-001

BUILDING CHARACTERISTICS

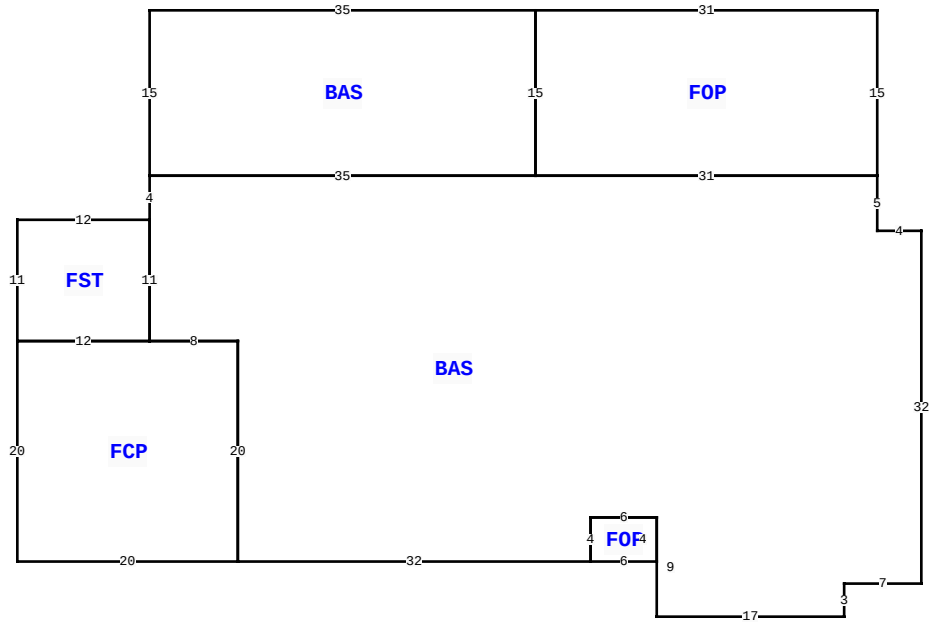
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	525	100		525	40,117
BAS	2,345	100		2,345	179,191
FCP	400	25		100	7,641
FOP	24	30		7	535
FOP	465	30		140	10,698
FST	132	55		73	5,578
TOTALS	3,891			3,190	243,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,190	106.8750	117.56	375,016	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 2870 HX Base Yr 2021



442 SW KOONHOLLOW GLN, 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	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0040	BARN,POLE	0	0	60	40	2,400.00	UT	2.50	2.50	100	1993	1993	3	100	6,000	
5	0020	BARN,FR	0	100	24	30	720.00	UT	10.00	10.00	40	1993	1993	3	40	2,880	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	50	3,000	
8	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
9	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
10	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		243,760
TOTAL MARKET OB/XF VALUE		59,632
TOTAL LAND VALUE - MARKET		98,100
TOTAL MARKET VALUE		324,626
SOH/AGL Deduction		29,408
ASSESSED VALUE		295,218
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		243,807
TOTAL JUST VALUE		401,492
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053939	Roof Replacement	26,250	08/28/2025
000043806	Roof Replacement	6,000	03/01/2022
41175	ELECTRICAL		01/19/2021
40350	GENERATOR	0	08/13/2020
15652	PUMP/UTPOL	30	06/14/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1480/2334	12/02/2022	WD	U	I	11	100
GRANTOR: KOON WILLIAM D III						
GRANTEE: KOON WILLIAM D III						
1468/1597	6/08/2022	WD	U	I	11	100
GRANTOR: KOON WILLIAM D III						
GRANTEE: KOON WILLIAM D III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 BAS= N15 W35 S15 E35$ W35 S4 FST= W12 S11E12N11$ S11 FCP= W12 S20 E20 N20W8$ E8 S20 E32 FOP= E6 N4 W6 S4$ N4E6 S9 E17 N3 E7 N32 W4 N5$ FOP= N15 W31 S15 E31$.

LAND DESCRIPTION

TOTAL OB/XF 19,680

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		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,000							
2	5500	A	TIMBER 2	0					4.50	AC		1.00	1.00	1.00	445.00	445.00	2,002							
3	6200	A	PASTURE 3	0					4.40	AC		1.00	1.00	1.00	280.00	280.00	1,232							
4	9910	M	MKT.VAL.AG	0					8.90	AC		1.00	1.00	1.00	9,000.00	9,000.00	80,100							

REVIEW DATE 06/04/2026 BY AJ Total Acres: 10.90 Total Land Value: 21,234 Market: 80,100 Agricultural: 3,234 Common: 18,000 PRINTED 11/17/2026 BY SYS

COMM SE COR OF SE1/4 OF SW1/4, W
498.91 FT FOR POB, CONT N 427.92
FT, N 317.33 FT, W 266.98 FT, W

KOON WILLIAM D III/KOON AMANDA MARIE
442 SW KOON HOLLOW RD
FORT WHITE, FL 32038-0093

2027

28-6S-16-03967-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16.00	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	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 4

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SALES DATA

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1468/1597	6/08/2022	WD	U	I	11	100
GRANTOR: KOON WILLIAM D III						
GRANTEE: KOON WILLIAM D III						

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
11	0040	BARN,POLE	0	0	19	24	456.00	UT	2.50	2.50	50	1993	1993	3	50	570	
12	0252	LEAN-TO W/	0	0	19	24	456.00	UT	1.50	1.50	50	1993	1993	3	50	342	
13	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
14	0210	GARAGE U	0	0	39	60	2,340.00	UT	16.00	16.00	100	1993	1993	3	100	37,440	
15	0252	LEAN-TO W/	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
16	0294	SHED WOOD/	0	100	0	0	1.00	UT	300.00	300.00	100	2026	2025		100	300	
17	0252	LEAN-TO W/	0	100	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	

LAND DESCRIPTION

TOTAL OB/XF 39,952

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

REVIEW DATE 06/04/2026 BY AJ Total Acres: 10.90 Total Land Value: 21,234 Market: 80,100 Agricultural: 3,234 Common: 18,000 PRINTED 11/17/2026 BY SYS