

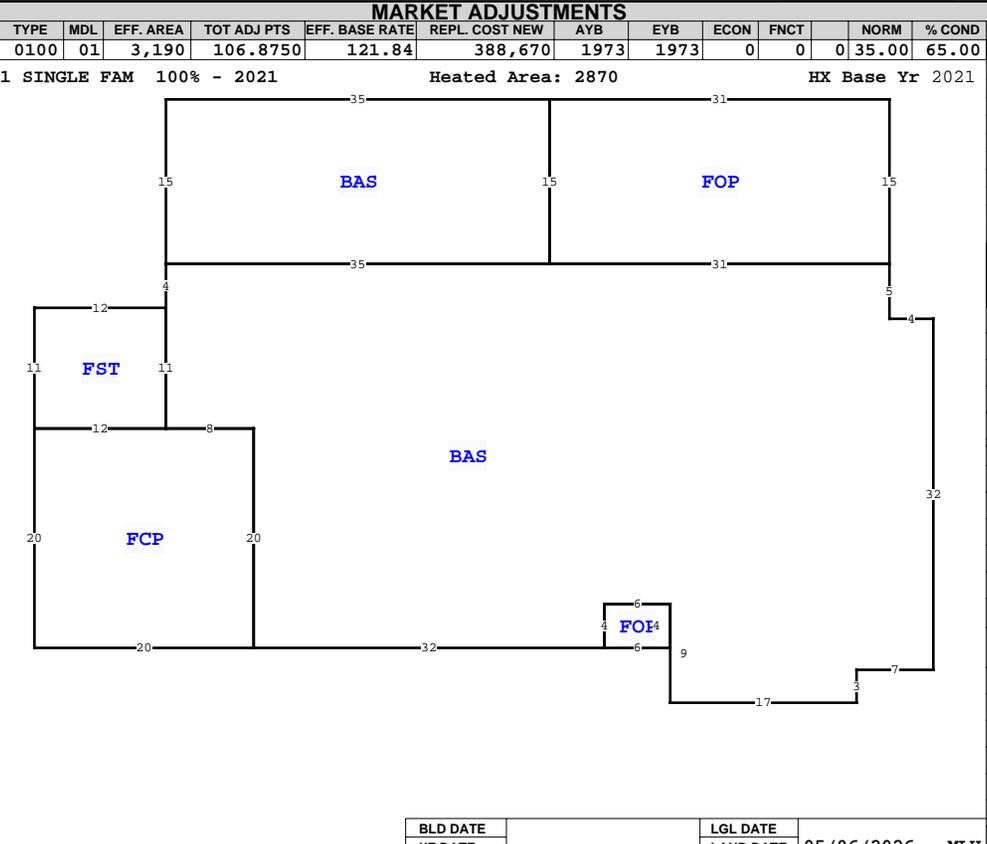
COMM SE COR OF SE1/4 OF SW1/4, W
498.91 FT FOR POB, CONT N 427.92
FT, N 317.33 FT, W 266.98 FT, W

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

2026

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	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	41,578
BAS	2,345	100		2,345	185,715
FCP	400	25		100	7,920
FOP	24	30		7	554
FOP	465	30		140	11,088
FST	132	55		73	5,781
TOTALS	3,891			3,190	252,636



COLUMBIA COUNTY PROPERTY PAGE 1 of 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	252,636
TOTAL MARKET OB/XF VALUE	58,332
TOTAL LAND VALUE - MARKET	98,100
TOTAL MARKET VALUE	332,202
SOH/AGL Deduction	45,351
ASSESSED VALUE	286,851
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	235,440
TOTAL JUST VALUE	409,068
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,663

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

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/1597	6/08/2022	WD	U	I	11	100

GRANTOR: KOON WILLIAM D III
GRANTEE: KOON WILLIAM D III

EXTRA FEATURES 442 SW KOONHOLLOW GLN, FORT WHITE

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	0190	FPLC PF	0	100	0	0	0	1.00	UT 1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	0	0	0	0	1.00	UT 0.00	100	1993	1993	3	100	300	
3	0169	FENCE/WOOD	0	100	0	0	0	1.00	UT 0.00	100	1993	1993	3	100	100	
4	0040	BARN, POLE	0	0	60	40		2,400.00	UT 2.50	100	1993	1993	3	100	6,000	
5	0020	BARN, FR	0	100	24	30		720.00	UT 10.00	100	1993	1993	3	40	2,880	
6	0294	SHED WOOD/	0	0	0	0		1.00	UT 0.00	100	1993	1993	3	100	600	
7	0104	GENERATOR	0	100	0	0		1.00	UT 6,000.00	100	1993	1993	3	50	3,000	
8	9946	Well	0	0	0	0		1.00	UT 4,000.00	100			3	100	4,000	
9	0081	DECKING WI	0	100	0	0		1.00	UT 0.00	100	1993	1993	3	100	1,500	
10	0252	LEAN-TO W/	0	0	0	0		1.00	UT 0.00	100	1993	1993	3	100	100	

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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

