

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

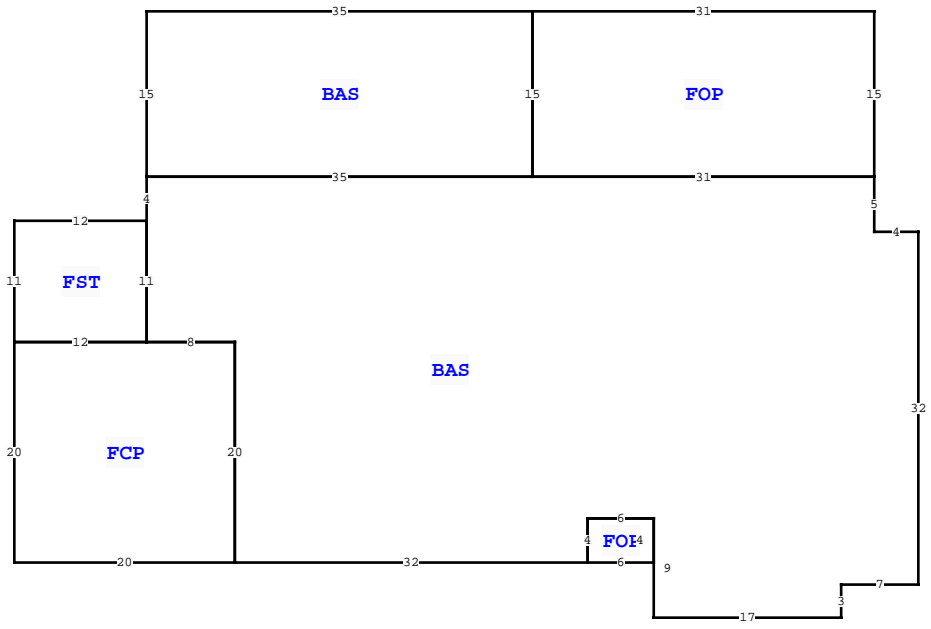
KOON WILLIAM D III/KOON AMANDA MARIE
442 SW KOON HOLLOW RD
FORT WHITE, FL 32038-0093

2026

28-6S-16-03967-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	525	100	
BAS	2,345	100	
FCP	400	25	
FOP	24	30	
FOP	465	30	
FST	132	55	
TOTALS	3,891		

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	119.70	381,843	1973	1973	0	0	35.00	65.00
1 SINGLE FAM 100% - 2021 Heated Area: 2870 HX Base Yr 2021											



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VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			248,198
TOTAL MARKET OB/XF VALUE			59,632
TOTAL LAND VALUE - MARKET			98,100
TOTAL MARKET VALUE			329,064
SOH/AGL Deduction			40,913
ASSESSED VALUE			288,151
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			236,740
TOTAL JUST VALUE			405,930
NCON VALUE			1,300
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						
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
1	0190	FPLC PF	0 100
2	0166	CONC, PAVMT	0 0
3	0169	FENCE/WOOD	0 100
4	0040	BARN, POLE	0 0 60 40
5	0020	BARN, FR	0 100 24 30
6	0294	SHED WOOD/	0 0 0 0
7	0104	GENERATOR	0 100 0 0
8	9946	Well	0 0 0 0
9	0081	DECKING WI	0 100 0 0
10	0252	LEAN-TO W/	0 0 0 0

TOTAL OB/XF												19,680				
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	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	

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							

