BEG SE COR OF SE1/4 OF SW1/4, RU
826.09 FT, W 527.83 FT, S 826.09
SEC LINE, E 153.32 FT TO POB. &

KOON WILLIAM D JR/KOON SHARON P
P O BOX 370
FORT WHITE, FL 32038-0370

2027

28-6S-16-03967-003

BUILDING CHARACTERISTICS

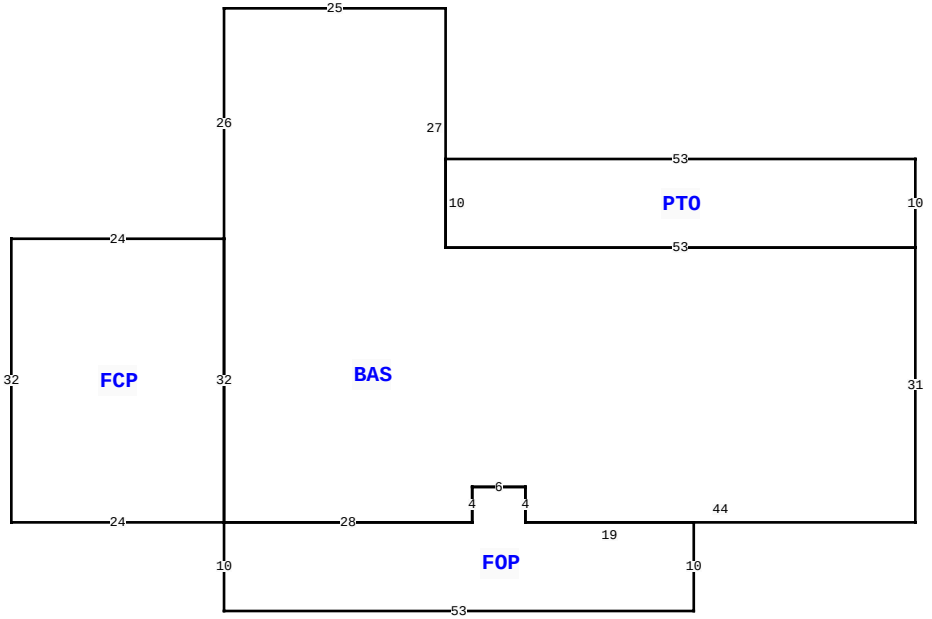
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	3,069	100		3,069	339,558
FCP	768	25		192	21,243
FOP	554	30		166	18,367
PTO	530	5		26	2,877
TOTALS	4,921			3,453	382,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,453	130.6272	143.69	496,162	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2003 Heated Area: 3069 HX Base Yr 2003



250 SW KOONHOLLOW GLN, FORT WHITE

BLD DATE		LGL DATE	04/08/2025 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	0166	CONC,PAVMT	0	100	0	0	612.00	UT	2.00	2.00	100	2002	2002	3	100	1,224	
2	0120	CLFENCE 4	0	100	0	0	104.00	UT	4.50	4.50	100	2004	2004	3	100	468	
3	0280	POOL R/CON	0	100	0	0	644.00	UT	70.00	70.00	100	2004	2004	3	43	19,384	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	200.00	200.00	100	2022	2021		100	200	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	
8	0030	BARN,MT	0	100	0	0	1.00	UT	10,800.00	10,800.00	100	2022	2021		100	10,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		382,045
TOTAL MARKET OB/XF VALUE		37,276
TOTAL LAND VALUE - MARKET		71,580
TOTAL MARKET VALUE		430,185
SOH/AGL Deduction		119,579
ASSESSED VALUE		310,606
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		259,195
TOTAL JUST VALUE		490,901
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		497,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22174	POOL	185	08/10/2004
18433	SFR	325	06/21/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0928/0880	6/06/2001	WD	Q	V	01	100

GRANTOR: WILLIAM D & BETTY KOO

GRANTEE: WILLIAM D JR & SHAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S26 FCP= W24 S32 E24 N32$ S32 FOP= S10 E53 N10 W19 N4 W6 S4 W28$ E28 N4 E6 S4 E44 N31 PTO= N10 W53 S10 E53$ W53 N27$.

LAND DESCRIPTION

TOTAL OB/XF 37,276

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	10.93	AC		1.00	1.00	1.00	445.00	445.00	4,864							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.93	AC		1.00	1.00	1.00	6,000.00	6,000.00	65,580							

REVIEW DATE 06/04/2026 BY AJ Total Acres: 11.93 Total Land Value: 10,864 Market: 65,580 Agricultural: 4,864 Common: 6,000 PRINTED 11/17/2026 BY SYS