

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. &

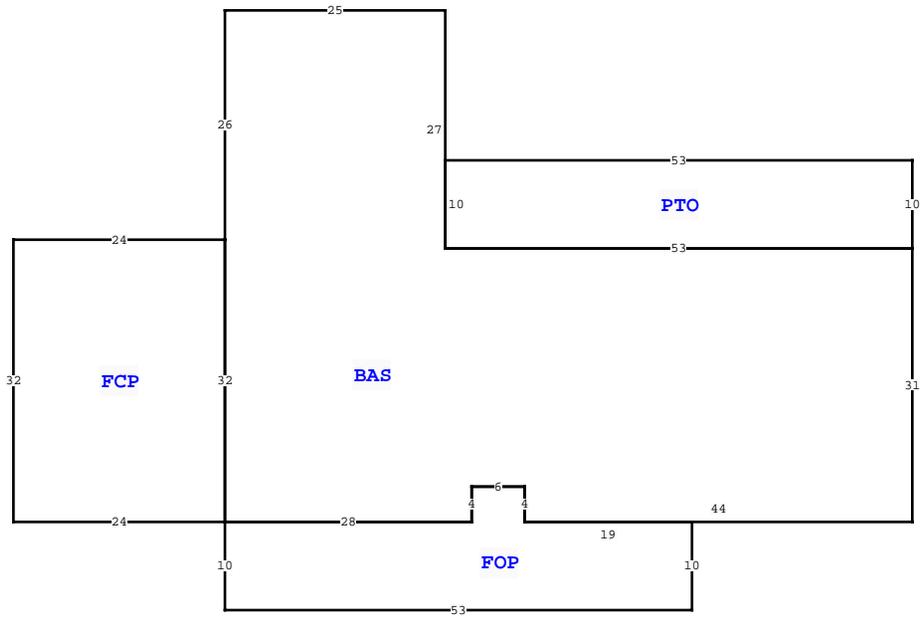
KOON WILLIAM D JR/KOON SHARON P
P O BOX 370
FORT WHITE, FL 32038-0370

2026

28-6S-16-03967-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	14	CARPET	70
Interior Floor	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
BAS	3,069	100	
FCP	768	25	
FOP	554	30	
PTO	530	5	
TOTALS	4,921		
		3,453	395,950

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	148.92	514,221	2002	2002	0	0	23.00	77.00
1 SINGLE FAM 100% - 2003 Heated Area: 3069 HX Base Yr 2003											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION BY			VALUATION SUMMARY	
Tax Group: 4	Tax Dist:		STANDARD	
BUILDING MARKET VALUE			395,950	
TOTAL MARKET OB/XF VALUE			37,276	
TOTAL LAND VALUE - MARKET			71,580	
TOTAL MARKET VALUE			444,090	
SOH/AGL Deduction			142,389	
ASSESSED VALUE			301,701	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			250,290	
TOTAL JUST VALUE			504,806	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			504,996	

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	Q	V	01	100

GRANTOR: WILLIAM D & BETTY KOO
GRANTEE: WILLIAM D JR & SHAR

EXTRA FEATURES		TOTALS	
L	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	2.00
2	0120	CLFENCE 4	4.50
3	0280	POOL R/CON	70.00
4	0296	SHED METAL	0.00
5	0040	BARN, POLE	0.00
6	0294	SHED WOOD/	200.00
7	0104	GENERATOR	6,000.00
8	0030	BARN, MT	10,800.00

TOTAL OB/XF											
L	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	612.00	UT	2.00	2.00	100	2002
2	0120	CLFENCE 4	0	100	0	104.00	UT	4.50	4.50	100	2004
3	0280	POOL R/CON	0	100	0	644.00	UT	70.00	70.00	100	2004
4	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2006
5	0040	BARN, POLE	0	100	0	1.00	UT	0.00	0.00	100	2015
6	0294	SHED WOOD/	0	100	0	1.00	UT	200.00	200.00	100	2022
7	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2022
8	0030	BARN, MT	0	100	0	1.00	UT	10,800.00	10,800.00	100	2022
TOTALS 37,276											

BUILDING NOTES	
04/08/2025 MLU	

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