

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. &

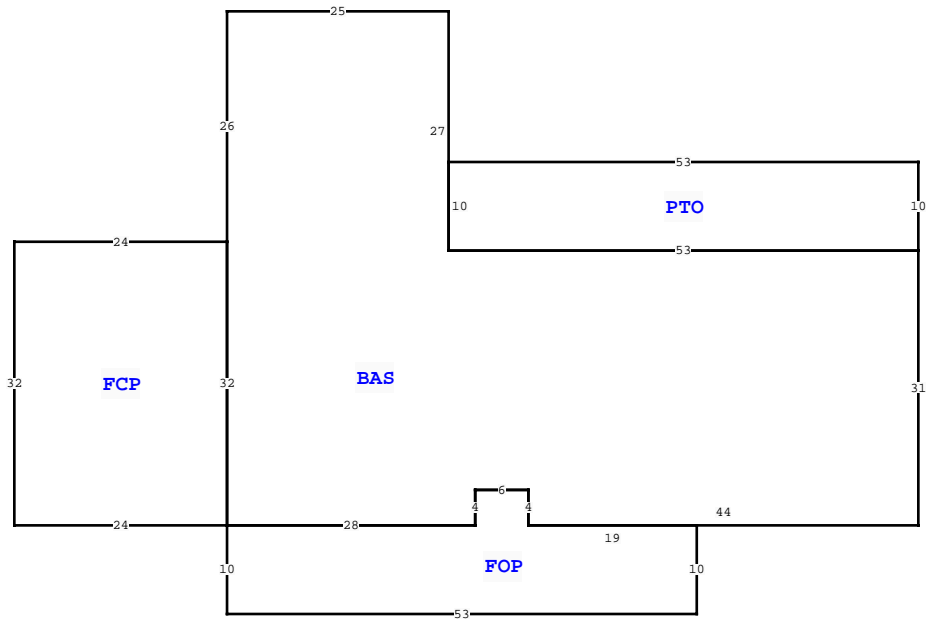
KOON WILLIAM D JR/KOON SHARON P
P O BOX 370
FORT WHITE, FL 32038-0370

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		

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	146.30	505,174	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 SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		388,984	
TOTAL MARKET OB/XF VALUE		37,276	
TOTAL LAND VALUE - MARKET		71,580	
TOTAL MARKET VALUE		437,124	
SOH/AGL Deduction		134,556	
ASSESSED VALUE		302,568	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		251,846	
TOTAL JUST VALUE		497,840	
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																	
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	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	
TOTALS															37,276		

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

BUILDING NOTES														
BLD DATE: 04/08/2025 MLU														
LGL DATE: 04/08/2025 MLU														
LAND DATE: 04/08/2025 MLU														
AG DATE: 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\$.														