AKA LOT 13 SANTUCKNEE UNREC: COM SW1/4, RUN W 643.42 FT FOR POB, FT, N 661.19 FT, E 656.50 FT, S

KOOP NICO JOHAN/KOOP TARA LYNN
2167 CYPRESS POINT DR N
CLEARWATER, FL 33763

2027

30-6S-16-04001-113

BUILDING CHARACTERISTICS

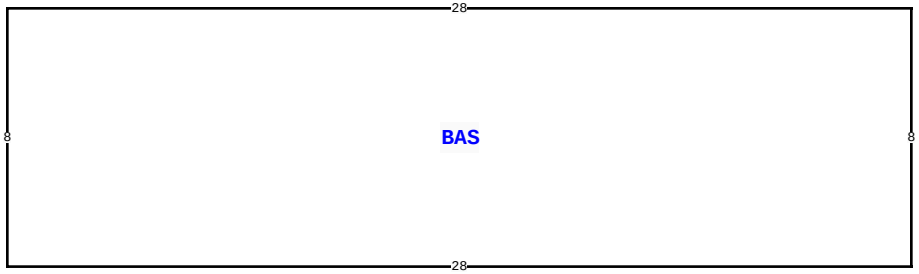
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	224	100		224	7,932
TOTALS	224			224	7,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	224	77.4000	46.44	10,403	2006	2006	0	0	0	23.75	76.25

2 STRG/CONV 0% - 2026 Heated Area: 224 HX Base Yr



240 SW LEAH CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0294	SHED WOOD/	0	0	12	16	1.00	UT	500.00	500.00	50	1998	1998	3	50	250	
2	0294	SHED WOOD/	0	0	20	24	1.00	UT	800.00	800.00	50	1998	1998	3	50	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	12	20	1.00	UT	500.00	500.00	50	1998	1998	3	50	250	
5	0001	RES MISC	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	7,680	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	7,932
TOTAL MARKET OB/XF VALUE	15,580
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	133,622
SOH/AGL Deduction	0
ASSESSED VALUE	133,622
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,622
TOTAL JUST VALUE	133,622
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,887

SALE:1:1: 10.01 AC WITH WELL & SEPTIC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/124	9/30/2025	WD	Q	I	01	140,000
GRANTOR: MCQUISTON GARY JR						
GRANTEE: KOOP NICO JOHAN						
1307/0938	1/08/2016	LE	U	I	14	100
GRANTOR: GARY MCQUISTON (RESR						
GRANTEE: GARY MCQUISTON JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S8 E28 N8$.

LAND DESCRIPTION

TOTAL OB/XF 15,580

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	0700	C	MISC RES	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 05/21/2026 BY JB Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS