

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

2026

30-6S-16-04001-113



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	224	100	
TOTALS	224		8,461

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
2	STRG/CONV	0%	- 2026		Heated Area: 224					HX Base Yr														
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/06/2026		MLU
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3																																												
VALUATION SUMMARY																																																	
VALUATION BY				STANDARD																																													
Tax Group: 3				Tax Dist:																																													
BUILDING MARKET VALUE				8,461																																													
TOTAL MARKET OB/XF VALUE				15,580																																													
TOTAL LAND VALUE - MARKET				110,110																																													
TOTAL MARKET VALUE				134,151																																													
SOH/AGL Deduction				0																																													
ASSESSED VALUE				134,151																																													
TOTAL EXEMPTION VALUE				0																																													
BASE TAXABLE VALUE				134,151																																													
TOTAL JUST VALUE				134,151																																													
NCON VALUE				0																																													
INCOME VALUE																																																	
PREVIOUS YEAR MKT VALUE				119,742																																													
SALE:1:1: 10.01 AC WITH WELL & SEPTIC																																																	
<table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>						PERMIT NUM	DESCRIPTION	AMT	ISSUED																																								
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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\$.																																																	

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	0	12	16	1.00	UT	500.00	500.00	50	1998
2	0294	SHED WOOD/	0	0	20	24	1.00	UT	800.00	800.00	50	1998
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0296	SHED METAL	0	0	12	20	1.00	UT	500.00	500.00	50	1998
5	0001	RES MISC	0	0	0	0	1.00	UT	0.00	0.00	100	2017

TOTAL OB/XF													15,580			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT				
1	0700	C	MISC RES	0		A-1	0.00	0.00	10.01	AC		1.00				

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	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							

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	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							