

BEG SE COR OF LOT 4 FOREST VIEW
 FT, N 331.97 FT, W 567.12 FT TO
 LOT 4, S 332.57 FT TO POB (PRCL

KOON TAMMY JALANE/KOON LOGAN HUNTER
 726 SE TULLIE BEACH TER
 LULU, FL 32061

2026

34-4S-18-10550-005


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,488	100	2023
TOTALS	1,488		1,488

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	100%	- 2025	Heated Area: 1488			HX Base Yr 2025				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2023 </div>												
TOTALS	1,488		1,488	155,638								

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				155,638		
TOTAL MARKET OB/XF VALUE				7,000		
TOTAL LAND VALUE - MARKET				249,515		
TOTAL MARKET VALUE				185,889		
SOH/AGL Deduction				0		
ASSESSED VALUE				185,889		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				134,478		
TOTAL JUST VALUE				412,153		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				418,691		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000045772	Mobile Home		10/25/2022			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1443/1869	6/01/2021	WD	Q	V	01	250,000
GRANTOR: DEPRATTER RUSSELL S						
GRANTEE: KOON LOGAN HUNTER						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2023;ORIG=-1,-10] W48 S31 E48 N31 \$						

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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100	2023	2022	100	7,000	

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100					1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500							
2	5600	A	TIMBER 3	0					70.29	AC		1.00	1.00	1.00	281.00	281.00	19,751							
3	9910	M	MKT.VAL.AG	0					70.29	AC		1.00	1.00	1.00	3,500.00	3,500.00	246,015							