

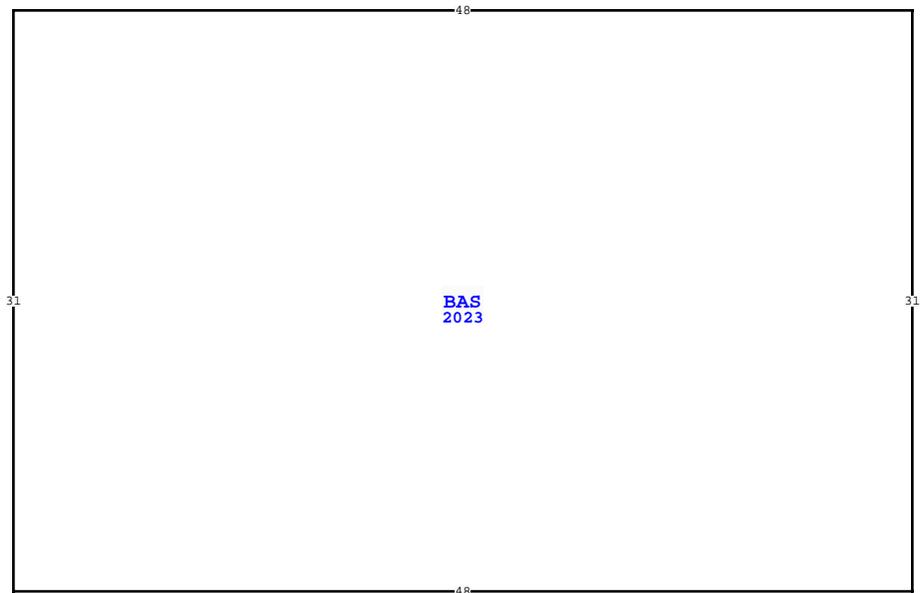
BEG SE COR OF LOT 4 FOREST VIEW  
 FT, N 331.97 FT, W 567.12 FT TO  
 LOT 4, S 332.57 FT TO POB (PRCL

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				
											
TOTALS	1,488		1,488	158,832							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			158,832
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			249,515
TOTAL MARKET VALUE			189,083
SOH/AGL Deduction			0
ASSESSED VALUE			189,083
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			137,672
TOTAL JUST VALUE			415,347
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			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	DPH 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							