

COLUMBIA COUNTY

Property Appraiser

Parcel 21-6S-16-03903-001

Owners

KOENIG GERALD W
KOENIG DIANE L
P O BOX 403
FORT WHITE, FL 32038-0403

Parcel Summary

Location	158 SW KOENIG CT
Use Code	0100: SINGLE FAMILY
Tax District	3: COUNTY
Acreage	6.8400
Section	21
Township	6S
Range	16
Subdivision	DIST 3
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Additional Site Addresses

108 SW KOENIG CT

Legal Description

COMM NW COR OF SEC, RUN E 825.28 FT FOR POB, RUN S 456.90 FT, E 503.49 FT, N 456.90 FT, W 502.76 FT TO POB. ALSO BEG NW COR OF NE1/4 OF NW1/4, RUN E 98.30 FT TO INTER WITH CR-238, SE'LY ALONG R/W 54.94 FT TO INTERS WITH BNDRY OF ICHETUCKNEE OAKS S/D, S ALONG W BNDRY 708.23 FT, W 97.48 FT, N 691.53 FT TO POB.

658-143, 814-25, 815-1444 THRU 1446, 899-2347,
LE 1516-2716



Working Values

	2025
Total Building	\$128,801
Total Extra Features	\$36,028
Total Market Land	\$68,400
Total Ag Land	\$0
Total Market	\$233,229
Total Assessed	\$160,283
Total Exempt	\$105,722
Total Taxable	\$54,561
SOH Diff	\$72,946

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$131,061	\$121,894	\$107,181	\$91,083	\$84,640	\$79,287
Total Extra Features	\$36,028	\$36,028	\$30,528	\$26,028	\$26,028	\$26,028
Total Market Land	\$68,400	\$58,140	\$51,300	\$35,964	\$35,832	\$35,832
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$235,489	\$216,062	\$189,009	\$153,075	\$146,500	\$141,147
Total Assessed	\$154,549	\$148,957	\$143,628	\$139,869	\$138,139	\$134,894
Total Exempt	\$105,000	\$105,000	\$50,000	\$50,000	\$50,000	\$50,000
Total Taxable	\$49,549	\$43,957	\$93,628	\$89,869	\$88,139	\$84,894
SOH Diff	\$80,940	\$67,105	\$45,381	\$13,206	\$8,361	\$6,253

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
LE 1516/2716	2024-06-12	U	14	LIFE ESTATE DEED	Improved	\$100	Grantor: KOENIG GERALD W Grantee: KOENIG GERALD W (ENH LIFE EST)
WD 0899/2347	2000-03-31	Q	01	WARRANTY DEED	Vacant	\$3,500	Grantor: VANHOY'S Grantee: KOENIGS'S (ADDING 1.56 AC TO EXISTING 5.28
WD 0815/1446	1995-12-28	Q		WARRANTY DEED	Improved	\$32,500	Grantor: HOWARD RANDOLPH DUNHAM JR

Instrument / Official Record	Date	<u>Q/U</u>	Reason	Type	<u>V/I</u>	Sale Price	Ownership
							Grantee: GERALD & DIANE L KOENIG
<u>QC</u> 0814/0025	1995-07-13	<u>Q</u>	<u>01</u>	QUIT CLAIM DEED	Improved	\$9,600	Grantor: MARJORIE F DUNHAM Grantee: HOWARD RANDOLPH DUNHAM JR
<u>WD</u> 0658/0143	1988-06-30	<u>Q</u>		WARRANTY DEED	Improved	\$37,500	Grantor: DUNHAM H R SR Grantee: DUNHAM H R JR &
<u>WD</u> 0566/0427	1985-06-01	<u>Q</u>	<u>01</u>	WARRANTY DEED	Vacant	\$24,000	

Buildings

Building # 2, Section # 1, 83275, SFR

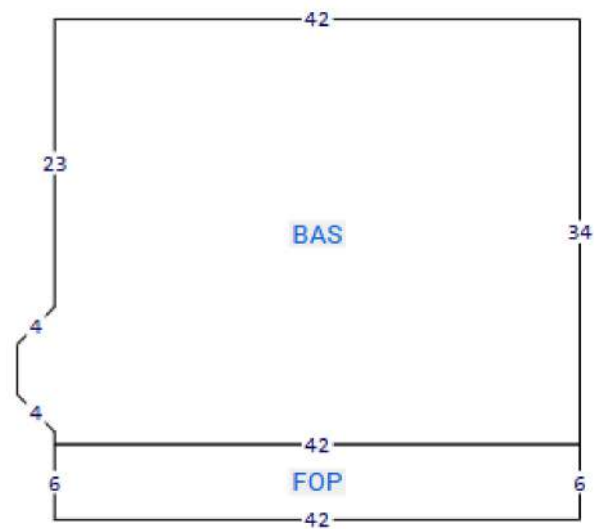
Type	Model	Heated Sq Ft	Repl Cost New	<u>YrBlt</u>	<u>WAY</u>	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0100</u>	<u>01</u>	1449	\$180,774	2001	2001	0.00%	28.75%	71.25%	\$128,801

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	15	HARDTILE
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	2.00	
BTH	Bathrooms	2.00	
FR	Frame	02	WOOD FRAME
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,449	100%	1,449
FOP	252	30%	76



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0190	FPLC PF			1.00	\$1,200.00	2001	100%	\$1,200
0166	CONC,PAVMT	20	63	1260.00	\$3.00	2006	100%	\$3,780
9947	Septic			1.00	\$3,000.00		100%	\$3,000
0210	GARAGE U	24	24	576.00	\$18.00	2006	100%	\$10,368
9945	Well/Sept			1.00	\$7,000.00		100%	\$7,000
0030	BARN,MT	28	30	840.00	\$12.00	2006	100%	\$10,080
0070	CARPORT UF			1.00	\$0.00	2015	100%	\$400
0296	SHED METAL			1.00	\$0.00	2015	100%	\$200

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	A-1	.00	.00	6.84	\$10,000.00/AC	6.84	1.00	\$68,400

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Dec 16, 2024	000051761	REROOF SFR	COMPLETED	Roof Replacement or Repair
	18652	M H	COMPLETED	M H

Date	Permit	Type	Status	Description
	17988	SFR	COMPLETED	SFR
	7660	RECONNECT	COMPLETED	RECONNECT

TRIM Notices

[2024](#)

[2023](#)

[2022](#)

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of March 26, 2025.