

KOON WILLIAM D III/KOON AMANDA MARIE
442 SW KOON HOLLOW RD
FORT WHITE, FL 32038-0093

28-6S-16-03967-001

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	19	COMMON BRK 100								0100	01	3,190	110.6750	123.96	395,432	1973	1973	0	0	0	35.00	65.00	VALUATION BY																								
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2021														Heated Area: 2870								HX Base Yr 2021								STANDARD							
Roof Cover	12	MODULAR MT 100																						Tax Group: 4								Tax Dist:															
Interior Wall	05	DRYWALL 100																						BUILDING MARKET VALUE								257,031															
Interior Floo	14	CARPET 90																						TOTAL MARKET OB/XF VALUE								58,332															
Interior Floo	06	VINYL ASB 10																						TOTAL LAND VALUE - MARKET								76,300															
Air Condition	03	CENTRAL 100																						TOTAL MARKET VALUE								332,597															
Heating Type	04	AIR DUCTED 100																						SOH/AGL Deduction								51,905															
Bedrooms		3 100																						ASSESSED VALUE								280,692															
Bathrooms		2.5 100																						TOTAL EXEMPTION VALUE								HX HB 50,722															
Frame	01	NONE 100																						BASE TAXABLE VALUE								229,970															
Stories	1.	1. 100																						TOTAL JUST VALUE								301,663															
Architectual	05	CONV 100																						NCON VALUE								0															
Units		0 100																						INCOME VALUE																							
Condition Adj	03	03 100																						PREVIOUS YEAR MKT VALUE								353,794															
Kitchen Adjus	01	01 100																																													
Quality		05	05																																												
DOR CODE		5000 IMPROVED AG																																													
MAP NUM												MKT AREA		02																																	
NEIGHBORHOOD/LOC		16.00										1.00/																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
BAS	525	100		525	42,301																																										
BAS	2,345	100		2,345	188,946																																										
FCP	400	25		100	8,057																																										
FOP	24	30		7	564																																										
FOP	465	30		140	11,280																																										
FST	132	55		73	5,882																																										
TOTALS		3,891			3,190	257,031																																									
EXTRA FEATURES										442 SW KOONHOLLOW GLN, FORT WHITE										BLD DATE										LGL DATE																	
																				XF DATE										LAND DATE																	
																				INC DATE										AG DATE																	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200																															
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300																															
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100																															
4	0040	BARN,POLE	0	0	60	40	2,400.00	UT	2.50	2.50	100	1993	1993	3	100	6,000																															
5	0020	BARN,FR	0	100	24	30	720.00	UT	10.00	10.00	40	1993	1993	3	40	2,880																															
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600																															
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	50	3,000																															
8	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000																															
9	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500																															
10	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100																															
LAND DESCRIPTION										TOTAL OB/XF										19,680																											
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	0100	C	SFR	100		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	14,000																														
2	5500	A	TIMBER 2	0					4.50	AC		1.00	1.00	1.00	445.00	445.00	2,002																														
3	6200	A	PASTURE 3	0					4.40	AC		1.00	1.00	1.00	280.00	280.00	1,232																														
4	9910	M	MKT.VAL.AG	0					8.90	AC		1.00	1.00	1.00	7,000.00	7,000.00	62,300																														

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