# 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      |
|-----------|
| \$128,801 |
| \$36,028  |
| \$68,400  |
| \$0       |
| \$233,229 |
| \$160,283 |
| \$105,722 |
| \$54,561  |
| \$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 /<br>Official<br>Record | Date       | Q/U        | Reason    | Туре                | <u>V/I</u> | Sale<br>Price | Ownership  |
|------------------------------------|------------|------------|-----------|---------------------|------------|---------------|--|
| <u>LE</u><br>1516/2716             | 2024-06-12 | <u>U</u> . | <u>14</u> | LIFE ESTATE<br>DEED | Improved   | \$100         | Grantor: KOENIG GERALD W Grantee: KOENIG GERALD W (ENH LIFE EST)               |
| <u>WD</u><br>0899/2347             | 2000-03-31 | Q          | <u>01</u> | WARRANTY<br>DEED    | Vacant     | \$3,500       | Grantor: VANHOY'S<br>Grantee: KOENIGS'S<br>(ADDING 1.56 AC TO<br>EXISTING 5.28 |
| <u>WD</u><br>0815/1446             | 1995-12-28 | Q          |           | WARRANTY<br>DEED    | Improved   | \$32,500      | Grantor: HOWARD<br>RANDOLPH DUNHAM JR  |

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

# Buildings

# **Building # 2, Section # 1, 83275, SFR**

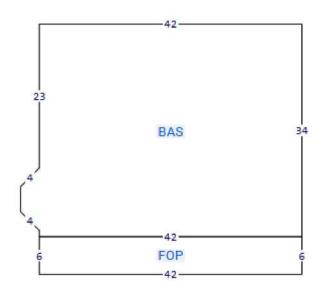
| Туре | Model | Heated Sq<br>Ft | Repl Cost<br>New | YrBlt | WAY  | Other %<br>Dpr | Normal %<br>Dpr | %<br>Cond | Value     |  |
|------|-------|-----------------|------------------|-------|------|----------------|-----------------|-----------|-----------|--|
| 0100 | 01    | 1449            | \$180,774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

### **Structural Elements**

| Туре | 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**

| Туре | 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         | <u>A-1</u> | .00   | .00   | 6.84  | \$10,000.00/ <u>AC</u> | 6.84    | 1.00      | \$68,400 |

# **Personal Property**

None

### **Permits**

| Date         | Permit    | Туре       | Status    | Description                |
|--------------|-----------|------------|-----------|----------------------------|
| Dec 16, 2024 | 000051761 | REROOF SFR | COMPLETED | Roof Replacement or Repair |
|              | 18652     | МН         | COMPLETED | МН                         |

| Date | Permit | Туре      | Status    | Description |
|------|--------|-----------|-----------|-------------|
|      | 17988  | SFR       | COMPLETED | SFR         |
|      | 7660   | RECONNECT | COMPLETED | RECONNECT   |

#### **TRIM Notices**

202420232022

#### **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.

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