LOT 93 UNIT 19 THREE RIVERS ESTA
826-2273, QC 1118-908, WD 1180-2

O'QUINN CLAYTON S/O'QUINN JUDY L
190 SW EVERGREEN COURT
FORT WHITE, FL 32038

2026

00-00-00-01217-000

BUILDING CHARACTERISTICS

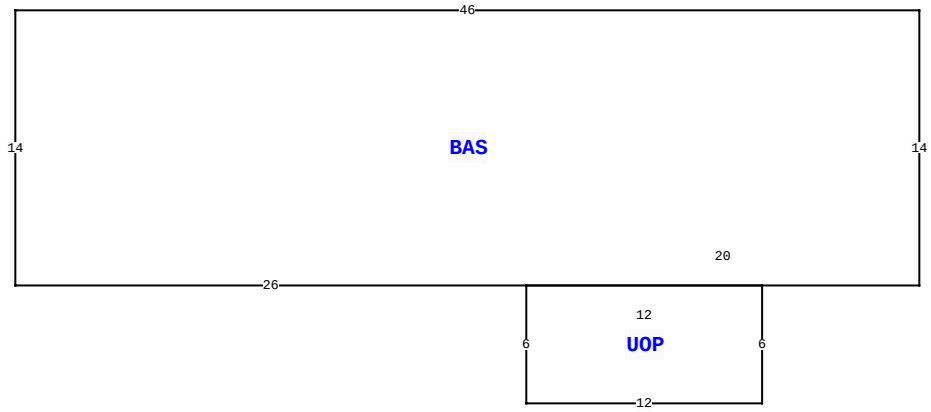
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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 02
NEIGHBORHOOD/LOC	100000.19	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100		644	13,122
UOP	72	25		18	367
TOTALS	716			662	13,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	662	84.9000	50.94	33,722	1992	2002	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 644 HX Base Yr



1348 SW NEWARK DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	13,489
TOTAL MARKET OB/XF VALUE	7,300
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	40,789
SOH/AGL Deduction	0
ASSESSED VALUE	40,789
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,789
TOTAL JUST VALUE	40,789
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11897	M H	125	11/19/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1247/1204	12/26/2012	WD	U	I	40	32,000
GRANTOR: TROY N & CRYSTAL A PA						
GRANTEE: CLAYTON S & JUDY L						
1180/0200	8/28/2009	WD	Q	I	01	26,000
GRANTOR: GREGORY WAYNE DUNAGAN						
GRANTEE: TROY N & CRYSTAL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S14 E26 UOP= S6 E12 N6 W12$ E20 N14$.

EXTRA FEATURES

LN	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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,300

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 01/26/2016 BY DF Total Acres: 0.91 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/10/2025 BY SYS