

LOTS 31, 32 & 33 THREE RIVERS ES
481-569, 463-455, 775-1478, 828-

O'QUINN CLAYTON S/O'QUINN JUDY W
306 SW GEORGIA GLN
FORT WHITE, FL 32038

2026

31-6S-16-04006-032

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 02

NEIGHBORHOOD/LOC 100000.24 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,460	100		2,460	188,170
FOP	20	30		6	459
TOTALS	2,480			2,466	188,629

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00
3	0280	POOL R/CON	0	0	32	16	512.00	UT	122.50
4	0190	FPLC PF	0	0	0	0	2.00	UT	1,200.00
5	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	3.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,466	105.0720	117.68	290,199	1982	1990		0	0	35.00

1 SINGLE FAM 0% - 2023

Heated Area: 2460

HX Base Yr

BAS

FOP

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF 31,088														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3
3	0280	POOL R/CON	0	0	32	16	512.00	UT	122.50	122.50	100	1991	1991	3
4	0190	FPLC PF	0	0	0	0	2.00	UT	1,200.00	1,200.00	100	0	0	3
5	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3