

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

31-6S-16-04009-001

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	31	VINYL SID 100								0200	02	1,944	109.7250	89.97	174,902	1999	1999	0	0	0	45.00	55.00	VALUATION BY																
Exterior Wall	00	N/A 0								1 MANUF 1 0% - 2026 Heated Area: 1944 HX Base Yr														STANDARD															
Roof Structure	03	GABLE/HIP 100								27 72 27 72 BAS 2026														Tax Group: 3								Tax Dist:							
Roof Cover	12	MODULAR MT 100																						BUILDING MARKET VALUE								96,196							
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE								50,928							
Interior Floor	08	SHT VINYL 50																						TOTAL LAND VALUE - MARKET								255,781							
Interior Floor	14	CARPET 50																						TOTAL MARKET VALUE								188,842							
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction								0							
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE								188,842							
Bedrooms		4 100																						TOTAL EXEMPTION VALUE								0							
Bathrooms		2 100																						BASE TAXABLE VALUE								188,842							
Frame	01	NONE 100																						TOTAL JUST VALUE								402,905							
Stories	1.	1. 100								NCON VALUE								96,196																					
Units		0 100								INCOME VALUE																													
Condition Adj	03	03 100								PREVIOUS YEAR MKT VALUE								306,709																					
Kitchen Adjus	01	01 100																																					
Quality		04	04																																				
DOR CODE		5000 IMPROVED AG																																					
MAP NUM												MKT AREA		02																									
NEIGHBORHOOD/LOC		31616.00 1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,944	100	2026	1,944	96,196																																		
TOTALS		1,944			1,944	96,196																																	
EXTRA FEATURES						468 SW EVERGREEN CT, FORT WHITE																																	
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	0294	SHED WOOD/	0	0	16	34	544.00	UT	7.50	7.50	100	2007	2007	3	100	4,080																							
2	0214	GRN HOUSE	0	0	20	70	1,400.00	UT	3.00	3.00	50	2007	2007	3	50	2,100																							
3	0040	BARN, POLE	0	0	28	52	1,456.00	UT	3.00	3.00	40	2007	2007	3	40	1,747																							
4	0040	BARN, POLE	0	0	40	46	1,840.00	UT	3.00	3.00	40	2007	2007	3	40	2,208																							
5	0040	BARN, POLE	0	0	16	34	544.00	UT	3.00	3.00	40	2007	2007	3	40	653																							
6	0295	SPKLR SYS	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,000																							
7	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																							
8	0214	GRN HOUSE	0	0	0	0	4,200.00	UT	7.00	7.00	50	2015	2015	3	50	14,700																							
9	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000																							
10	0041	BARN, MACH	0	0	40	48	1,920.00	UT	7.00	7.00	100	2015	2015	3	100	13,440																							
LAND DESCRIPTION						TOTAL OB/XF 50,928																																	
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	0200	C	MBL HM			00	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,100.00	3,100.00	3,100																						
2	6900	A	ORNAMENTAL			00	0.00	0.00	59.50	AC		1.00	1.00	1.00	550.00	550.00	32,725																						
3	6200	A	PASTURE 3			A-1	0.00	0.00	10.51	AC		1.00	1.00	1.00	280.00	280.00	2,943																						
4	5600	A	TIMBER 3			A-1	0.00	0.00	10.50	AC		1.00	1.00	1.00	281.00	281.00	2,950																						
5	9910	M	MKT. VAL. AG			00	0.00	0.00	81.51	AC		1.00	1.00	1.00	3,100.00	3,100.00	252,681																						
REVIEW DATE		10/17/2025		BY	JB		Total Acres: 81.51		Total Land Value: 41,718		Market: 252,681		Agricultural: 38,618		Common: 3,100		PRINTED 11/17/2025 BY SYS																						