COMM AT SW COR OF SEC, RUN N
466 FT, E 821.51 FT FOR POB,
CONT E 549.31 FT, N 550.15 FT,

O'QUINN CLAYTON S/O'QUINN JUDY L
190 SW EVERGREEN CT
FT WHITE, FL 32038

2026

31-6S-16-04009-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

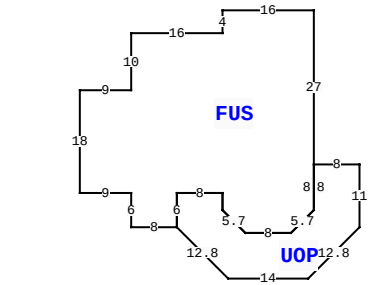
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	08	08
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31616.00	1.00/

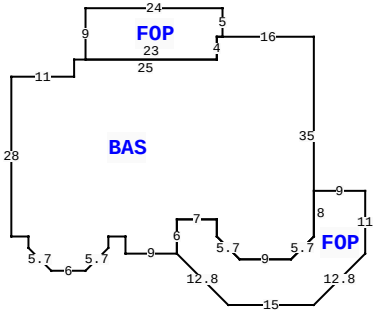
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,804	100		1,804	250,837
FOP	212	30		64	8,899
FOP	356	30		107	14,878
FUS	1,266	100		1,266	176,031
UOP	343	20		69	9,594
TOTALS	3,981			3,310	460,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,310	153.2639	171.66	568,195	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 3070 HX Base Yr 2007





190 SW EVERGREEN CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		460,238
TOTAL MARKET OB/XF VALUE		7,100
TOTAL LAND VALUE - MARKET		65,930
TOTAL MARKET VALUE		487,993
SOH/AGL Deduction		174,074
ASSESSED VALUE		313,919
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		263,197
TOTAL JUST VALUE		533,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		539,250

SALE:8:1: SALE PRICE IS FAR BELOW MKT FOR AREA

SALE:15:1: 12.71 AC

SALE:12:1: 11.25 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047817	Electrical Servic	0	08/03/2023
000042741	Roof Replacement	20,500	09/13/2021
23242	SFR	816	06/07/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= N5 W24 S9 E23 N4 E1$ W1 S4 W25 S3 W11 S28 E3 S2 R4 D4 E6 U4 R4 N2 E3 S3 E9 FOP= D9 R9 E15 R9 U9 N11 W9 S8 L4 D4 W9 U4 L4 N3 W7 S6$ N6 E7 S3 R4 D4 E9 U4 R4 N35$ PTR= N40 FUS= N27 W16 S4 W16 S10 W9 S18 E9 S6 E8 UOP= D9 R9 E14 R9 U9 N11 W8 S8 L4 D4 W8 U4 L4 N3 W8 S6$ N6 E8 S3 R4 D4 E8 U4 R4 N8$ S40$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 7,100

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	0100	C	SFR	100			0.00	0.00	1.94	AC		1.00	1.00	1.00	9,500.00	9,500.00	18,430							
2	5500	A	TIMBER 2	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	445.00	445.00	2,225							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	47,500							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 6.94 Total Land Value: 20,655 Market: 47,500 Agricultural: 2,225 Common: 18,430 PRINTED 11/17/2025 BY SYS