LOT 4 FRY ACRES. 854-1824,
1825, WD 912-67, WD 1004-2684,
LE 1147-788, QC 1286-2542,

O'QUINN CLAYTON SHANE/O'QUINN JUDY WALLACE
190 SW EVERGREEN CT
FORT WHITE, FL 32038

2026

31-6S-16-04009-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

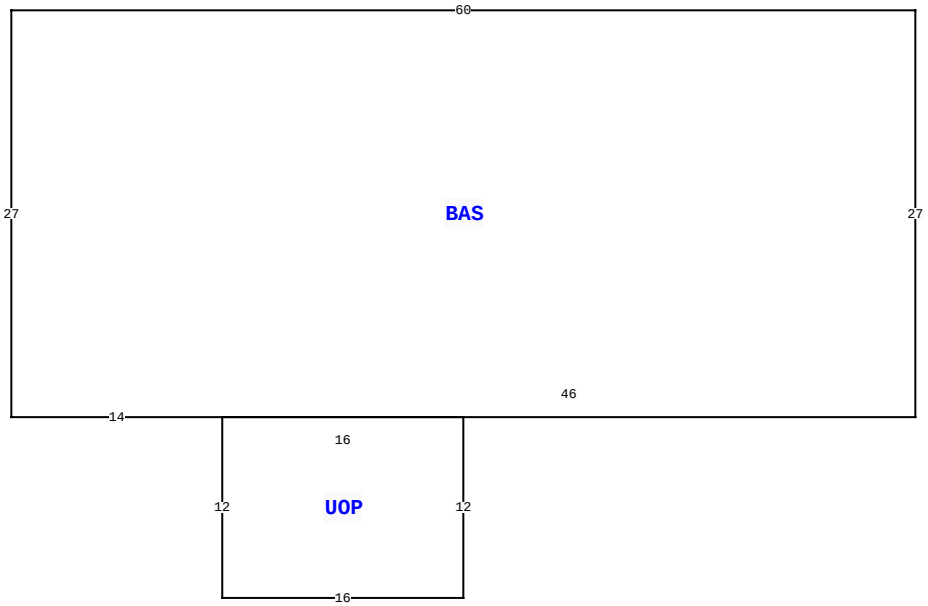
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	31616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	44,284
UOP	192	25		48	1,312
TOTALS	1,812			1,668	45,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,668	113.9000	68.34	113,991	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1620 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/10/2022 MLU
INC DATE		AG DATE	

2741 SW WILSON SPRINGS RD, FORT WHITE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	45,596
TOTAL MARKET OB/XF VALUE	8,648
TOTAL LAND VALUE - MARKET	17,000
TOTAL MARKET VALUE	71,244
SOH/AGL Deduction	0
ASSESSED VALUE	71,244
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,244
TOTAL JUST VALUE	71,244
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1347/0745	10/28/2017	WD	U	I	37	45,000
GRANTOR: MILTON STEVENSON						
GRANTEE: CLAYTON SHANE & JUD						
1286/2542	12/22/2014	QC	U	I	11	100
GRANTOR: MICHELLE P CREWS						
GRANTEE: MILTON & MYRTICE ST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E14 UOP= S12 E16 N12 W16$ E46 N27$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0252	LEAN-TO W/	0	0	16	20	320.00	UT	2.00	2.00	70	1998	1998	3	70	448	
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 8,648

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	0.50	LT		1.00	1.00	1.00	17,000.00	17,000.00	8,500							
2	0000	C	VAC RES	0		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	17,000.00	17,000.00	8,500							

REVIEW DATE 06/10/2015 BY DF Total Acres: 2.11 Total Land Value: 17,000 Market: 0 Agricultural: 0 Common: 17,000 PRINTED 11/17/2025 BY SYS