

AKA LOT 20 CROSS ROADS UNREC: CO
 NW1/4, RUN W 529.33 FT FOR POB,
 FT, N 1330.32 FT, E 327.87 FT, S

CLARK JEFFREY L/CLARK CAROL J
 628 SW EXPLORER GLN
 FORT WHITE, FL 32038

2026

12-6S-16-03816-120



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											COLUMBIA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																									
																	VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 9,500 TOTAL LAND VALUE - MARKET 110,110 TOTAL MARKET VALUE 119,610 SOH/AGL Deduction 5,255 ASSESSED VALUE 114,355 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 114,355 TOTAL JUST VALUE 119,610 NCON VALUE 7,000 INCOME VALUE PREVIOUS YEAR MKT VALUE 97,595																																																										
DOR CODE 0000 VACANT																	PERMIT NUM 000047832 DESCRIPTION Electrical Servic AMT 0 ISSUED 08/07/2023																																																										
MAP NUM																																																																											
NEIGHBORHOOD/LOC 12616.00 1.00/																	SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1486/224</td> <td>3/09/2023</td> <td>WD Q</td> <td>V</td> <td></td> <td>01</td> <td>130,000</td> </tr> <tr> <td colspan="7">GRANTOR: COZIER KENEDY</td> </tr> <tr> <td colspan="7">GRANTEE: CLARK JEFFREY L</td> </tr> <tr> <td>1358/2709</td> <td>4/30/2018</td> <td>WD Q</td> <td>V</td> <td></td> <td>01</td> <td>40,000</td> </tr> <tr> <td colspan="7">GRANTOR: MARY M WRIGHT</td> </tr> <tr> <td colspan="7">GRANTEE: KENEDY COZIER</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1486/224	3/09/2023	WD Q	V		01	130,000	GRANTOR: COZIER KENEDY							GRANTEE: CLARK JEFFREY L							1358/2709	4/30/2018	WD Q	V		01	40,000	GRANTOR: MARY M WRIGHT							GRANTEE: KENEDY COZIER						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																																																					
1486/224	3/09/2023	WD Q	V		01	130,000																																																																					
GRANTOR: COZIER KENEDY																																																																											
GRANTEE: CLARK JEFFREY L																																																																											
1358/2709	4/30/2018	WD Q	V		01	40,000																																																																					
GRANTOR: MARY M WRIGHT																																																																											
GRANTEE: KENEDY COZIER																																																																											
TOTALS																	<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td></td> <td></td> </tr> </tbody> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/06/2026																																							
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																																																						
			05/06/2026																																																																								
EXTRA FEATURES						628 SW EXPLORER GLN, FORT WHITE											BUILDING NOTES BUILDING DIMENSIONS																																																										
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	0296	SHED METAL	0	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500																																																												
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000																																																												
TOTAL OB/XF 9,500																																																																											

LAND DESCRIPTION										TOTAL OB/XF														
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	0000	C	VAC RES	0			0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							