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 EXPLORE GLN
FORT WHITE, FL 32038

2027

12-6S-16-03816-120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

628 SW EXPLORER GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	0296	SHED METAL	0	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	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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	0
ASSESSED VALUE	119,610
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,610
TOTAL JUST VALUE	119,610
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047832	Electrical Servic	0	08/07/2023

SALES DATA

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						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 9,500

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	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							

REVIEW DATE 04/28/2026 BY KS Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS