COMM NE COR OF SEC, S 665.49 FT,
273.72 FT TO POB, S 394.30 FT, E
320.22 FT, N 147.08 FT, W 79.30

GONYER TOMMY L/GONYER LOIS KATHRYN
309 SW EXPLORER GLN
FORT WHITE, FL 32038

2027

12-6S-16-03816-209

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

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	18,550
TOTAL LAND VALUE - MARKET	33,110
TOTAL MARKET VALUE	51,660
SOH/AGL Deduction	0
ASSESSED VALUE	51,660
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,660
TOTAL JUST VALUE	51,660
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/2358	5/02/2022	WD	U	V	11	100

GRANTOR: GONYER KATHRYN A

GRANTEE: GONYER TOMMY L

BUILDING NOTES

BUILDING DIMENSIONS

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	0060	CARPORT F	0	0	20	25	1.00	UT	4,000.00	4,000.00	100	2026	2025		100	4,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	
3	0030	BARN,MT	0	0	0	0	1.00	UT	10,350.00	10,350.00	100	2026	2025		100	10,350	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 18,550

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	0700	C	MISC RES	0			0.00	0.00	3.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	33,110							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 3.01 Total Land Value: 33,110 Market: 0 Agricultural: 0 Common: 33,110 PRINTED 11/17/2026 BY SYS