

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

2026

12-6S-16-03816-209



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 18,550 TOTAL LAND VALUE - MARKET 33,110 TOTAL MARKET VALUE 51,660 SOH/AGL Deduction 3,311 ASSESSED VALUE 48,349 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 48,349 TOTAL JUST VALUE 51,660 NCON VALUE 18,550 INCOME VALUE PREVIOUS YEAR MKT VALUE 27,090											
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															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											
TOTALS										BLD DATE										LGL DATE											
EXTRA FEATURES										XF DATE										LAND DATE 05/06/2026 MLU											
INC DATE										AG DATE										BUILDING NOTES											
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	BUILDING DIMENSIONS													
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															
										TOTAL OB/XF										18,550											
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	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 06/22/2026 BY SYS																															