BEG AT SW COR OF N1/2 OF SW1/4
RUN N 660 FT, E 330 FT, S 660
FT, W 330 FT TO POB, EX RD R/W

KOHN REBA M
5523 SW COUNTY ROAD 138
FORT WHITE, FL 32038

2027

21-7S-16-04269-001

BUILDING CHARACTERISTICS

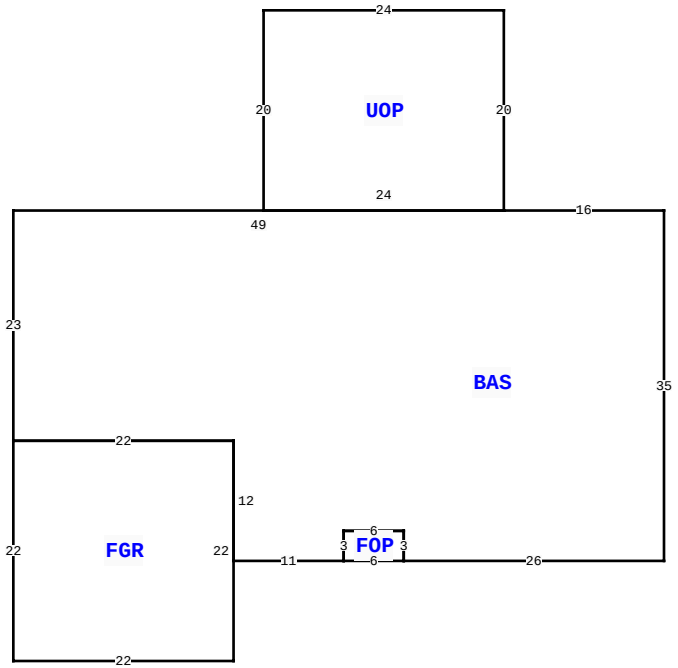
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,993	100		1,993	177,461
FGR	484	55		266	23,685
FOP	18	30		5	445
UOP	480	20		96	8,548
TOTALS	2,975			2,360	210,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,360	112.4230	123.67	291,861	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 2019 Heated Area: 1993 HX Base Yr 2019



5523 SW COUNTY ROAD 138 , FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
3	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		210,140
TOTAL MARKET OB/XF VALUE		4,600
TOTAL LAND VALUE - MARKET		187,670
TOTAL MARKET VALUE		231,000
SOH/AGL Deduction		58,611
ASSESSED VALUE		172,389
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		120,978
TOTAL JUST VALUE		402,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,217

SALE:1:1: 5.01 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056568	Electrical Servic		09/11/2026
34633	M H	719	11/08/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1372/0246	10/26/2018	QC	U	I	30	20,000
GRANTOR: CEBRAN BILL KOHN III						
GRANTEE: REBA M KOHN						
1313/1775	3/23/2016	LE	U	V	30	100
GRANTOR: CEBRAN BILL KOHN JR (						
GRANTEE: REBA M KOHN & CEBRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UOP= N20 W24 S20 E24$ W49 S23 FGR= S22 E22 N22 W22$ E22 S12 E11 FOP= E6 N3 W6 S3$ N3 E6 S3 E26 N35$.

LAND DESCRIPTION

TOTAL OB/XF 4,600

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	0100	C	SFR	100		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,070							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	281.00	281.00	1,124							
3	5200	A	CROPLAND 2	0		A-1	0.00	0.00	21.80	AC		1.00	1.00	1.00	370.00	370.00	8,066							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	25.80	AC		1.00	1.00	1.00	7,000.00	7,000.00	180,600							

REVIEW DATE 11/16/2026 BY Andres Total Acres: 26.81 Total Land Value: 16,260 Market: 180,600 Agricultural: 9,190 Common: 7,070 PRINTED 11/17/2026 BY SYS