

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

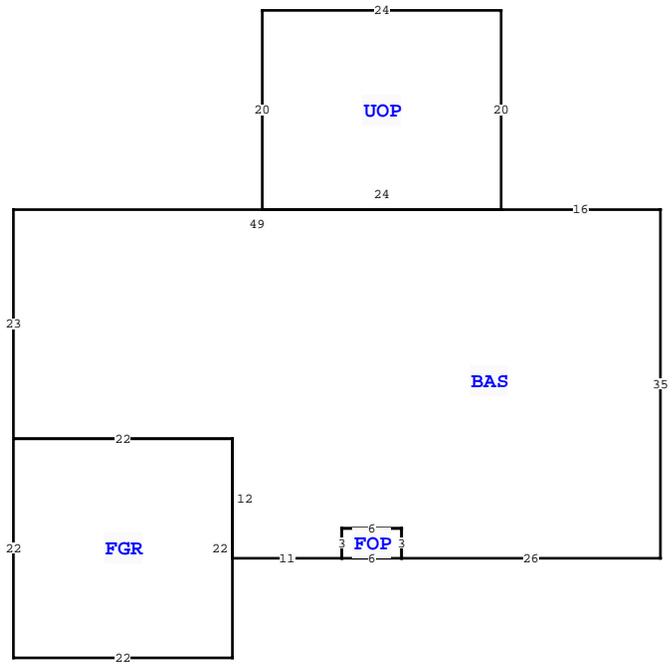
KOHN REBA M
 5523 SW COUNTY ROAD 138
 FORT WHITE, FL 32038

2026

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 Floor	14	CARPET 90
Interior Floor	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 Units	05	CONV 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
BAS	1,993	100
FGR	484	55
FOP	18	30
UOP	480	20
TOTALS	2,975	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2019									Heated Area: 1993	HX Base Yr 2019



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			213,947
TOTAL MARKET OB/XF VALUE			4,600
TOTAL LAND VALUE - MARKET			80,430
TOTAL MARKET VALUE			230,767
SOH/AGL Deduction			63,131
ASSESSED VALUE			167,636
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			116,225
TOTAL JUST VALUE			298,977
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			301,948
SALE:1:1: 5.01 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
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						

EXTRA FEATURES																	
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	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	
TOTAL OB/XF																4,600	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE	03/14/2022	MLU	
LAND DATE			
AG DATE			

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																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	3,000.00	3,000.00	3,030							
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	3,000.00	3,000.00	77,400							