

BEG AT NE COR OF S1/2 OF NW1/4 O
ALONG THE E LINE OF W1/2 OF SEC,
N R/W OF SW CO RD 138, THENCE RU

KOHN JAMES L/KOHN MARY LOU
1178 SW RIVERSIDE AVE
FORT WHITE, FL 32038

2026

21-7S-16-04269-005


| 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 0 TOTAL LAND VALUE - MARKET 292,500 TOTAL MARKET VALUE 21,074 SOH/AGL Deduction 0 ASSESSED VALUE 21,074 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 21,074 TOTAL JUST VALUE 292,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 146,250 | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | PERMIT NUM DESCRIPTION AMT ISSUED | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1253/2562</td> <td>5/29/2013</td> <td>WD</td> <td>Q</td> <td>V</td> <td>03</td> <td>100,000</td> </tr> </tbody> </table> GRANTOR: WILLIAM & JEANETTE SW GRANTEE: JAMES L & MARY LOU 1240/1584 8/24/2012 QC U V 11 100 GRANTOR: JAMES KOHN & ETAL GRANTEE: JAMES KOHN & MARY L | | | | | | | | | | OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | 1253/2562 | 5/29/2013 | WD | Q | V | 03 | 100,000 |
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1253/2562 | 5/29/2013 | WD | Q | V | 03 | 100,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS EXTRA FEATURES | | | | | | | | | | BLD DATE XF DATE INC DATE | | | | | | | | | | LGL DATE LAND DATE AG DATE 05/07/2026 MLU | | | | | | | | | | | | | | | | | | | | | | | |
| 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 NOTES | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | BUILDING DIMENSIONS | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | 0 | | | | | | | | | | | | | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | | | | | | | | | | | | | | | | | | | |
| 1 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 40.50 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 18,022 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 5200 | A | CROPLAND 2 | 0 | | A-1 | 0.00 | 0.00 | 8.25 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 3,052 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 48.75 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 292,500 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| REVIEW DATE 05/07/2026 BY MLU Total Acres: 48.75 Total Land Value: 21,074 Market: 292,500 Agricultural: 21,074 Common: 0 PRINTED 06/10/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |