

COMM NE COR OF S1/2 OF NW1/4, S  
 COR OF N1/2 OF SW1/4, S 252.65 F  
 S 1010.22 FT TO N R/W OF CR-138,

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

**2026**

21-7S-16-04269-006  


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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 205,170 TOTAL MARKET VALUE 10,845 SOH/AGL Deduction 0 ASSESSED VALUE 10,845 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 10,845 TOTAL JUST VALUE 205,170 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 131,895											
DOR CODE		5200		CROPLAND CLS2																		PERMIT NUM	DESCRIPTION			AMT	ISSUED				
MAP NUM				MKT AREA																		000052177	Right-of-Way Acce				01/28/2025				
NEIGHBORHOOD/LOC		21716.00		1.00/																		SALES DATA									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
																				1539/2453	3/30/2025	WD U	V	11	100						
																				GRANTOR: KOHN CRAIG											
																				GRANTEE: KOHN JAMES L											
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														
TOTALS																				BLD DATE		LGL DATE	05/07/2026	MLU							
EXTRA FEATURES																				XF DATE		LAND DATE									
																				INC DATE		AG DATE									
																				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	5200	A	CROPLAND 2	0		A-1	0.00	0.00	29.31	AC		1.00	1.00	1.00	370.00	370.00	10,845														
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	29.31	AC		1.00	1.00	1.00	7,000.00	7,000.00	205,170														
REVIEW DATE 05/07/2026 BY MLU Total Acres: 29.31 Total Land Value: 10,845 Market: 205,170 Agricultural: 10,845 Common: 0 PRINTED 06/10/2026 BY SYS																															