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

2027

21-7S-16-04269-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5200	CROPLAND CLS2	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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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	205,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052177	Right-of-Way Acce		01/28/2025

SALES DATA

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						
1490/1419	5/16/2023	WD	U	V	11	100
GRANTOR: KOHN JAMES L						
GRANTEE: KOHN CRAIG						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 11/17/2026 BY SYS