

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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 131,895 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 131,895 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 131,895										
DOR CODE 5200 CROPLAND CLS2																PERMIT NUM 000052177 DESCRIPTION Right-of-Way Acce AMT ISSUED 01/28/2025											
MAP NUM																											
NEIGHBORHOOD/LOC 21716.00 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
EXTRA FEATURES																SALES DATA OFF RECORD Number 1539/2453 DATE 3/30/2025 TYPE INST WD U V I / RSN CD 11 SALE PRICE 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											

LAND DESCRIPTION										TOTAL OB/XF														
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	4,500.00	4,500.00	131,895							