COMM SE COR OF NE1/4,W 1975.33 F
CONT W 659.53 FT, N 666.47 FT, E
668.15 FT TO POB (AKA LOT 1 FOX

O'QUINN CLAYTON SHANE/O'QUINN JUDY WALLACE
190 SW EVERGREEN CT
FORT WHITE, FL 32038

2026

31-6S-16-04003-101

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31616.00	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

607 SW GREY FOX TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/10/2022 MLU
INC DATE		AG DATE	06/06/2022 SPF

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	4,000
TOTAL LAND VALUE - MARKET	60,630
TOTAL MARKET VALUE	47,026
SOH/AGL Deduction	0
ASSESSED VALUE	47,026
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,026
TOTAL JUST VALUE	64,630
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41432	NEW POWER SERVICE		03/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1360/0547	4/26/2018	QC	U	V	11	100

GRANTOR: BETTY S KOON

GRANTEE: CLAYTON SHANE & JUD

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
1	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	13.32	AC		1.00	1.00	1.00	3,000.00	3,000.00	39,960							
2	5500	A	TIMBER 2	0					6.89	AC		1.00	1.00	1.00	445.00	445.00	3,066							
3	9910	M	MKT.VAL.AG	0					6.89	AC		1.00	1.00	1.00	3,000.00	3,000.00	20,670							

REVIEW DATE 06/22/2021 BY JB Total Acres: 20.21 Total Land Value: 43,026 Market: 20,670 Agricultural: 3,066 Common: 39,960 PRINTED 05/11/2026 BY SYS