PARCEL 11 OF FOX BOROUGH UNR:
COMM SE COR OF NE1/4, RUN N
665.67 FT, W 1316.96 FT, N

O'QUINN CLAYTON S/O'QUINN JUDY W
190 SW EVERGREEN CT
FORT WHITE, FL 32038

2027

31-6S-16-04003-111

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

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	0
TOTAL LAND VALUE - MARKET	60,540
TOTAL MARKET VALUE	46,692
SOH/AGL Deduction	0
ASSESSED VALUE	46,692
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,692
TOTAL JUST VALUE	60,540
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1374/0362	12/05/2018	WD	Q	V	05	381,100
GRANTOR: BETTY S KOON						
GRANTEE: CLAYTON S & JUDY W						
1360/0549	4/30/2018	QC	U	V	11	100
GRANTOR: CLAYTON SHANE & JUDY						
GRANTEE: BETTY S KOON						

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	14.76	AC		1.00	1.00	1.00	3,000.00	3,000.00	44,280							
2	5500	A	TIMBER 2	0					5.42	AC		1.00	1.00	1.00	445.00	445.00	2,412							
3	9910	M	MKT.VAL.AG	0					5.42	AC		1.00	1.00	1.00	3,000.00	3,000.00	16,260							

REVIEW DATE 06/08/2026 BY AJ Total Acres: 20.18 Total Land Value: 46,692 Market: 16,260 Agricultural: 2,412 Common: 44,280 PRINTED 11/17/2026 BY SYS