

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

2026

31-6S-16-04003-111


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 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											
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										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 03/10/2022 MLU 06/06/2022 SPF											
EXTRA FEATURES																															
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															
																	TOTAL OB/XF 0														
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	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 03/10/2022 BY MLU Total Acres: 20.18 Total Land Value: 46,692 Market: 16,260 Agricultural: 2,412 Common: 44,280 PRINTED 05/11/2026 BY SYS																															