

COMM SE COR OF NE1/4, RUN N  
 665.67 FT, W 1316.96 FT, NORTH  
 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-16-04003-113  


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																															
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 111,100 <b>TOTAL MARKET VALUE</b> 111,100 SOH/AGL Deduction 73,688 <b>ASSESSED VALUE</b> 37,412 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 37,412 <b>TOTAL JUST VALUE</b> 111,100 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 95,950																																	
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>     																																	
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1374/0362</td> <td>12/05/2018</td> <td>WD</td> <td>Q</td> <td>V</td> <td>05</td> <td>381,100</td> </tr> </tbody> </table> GRANTOR: BETTY S KOON GRANTEE: CLAYTON S & JUDY W 1203/1570      10/20/2010      WD      U      V      16      100 GRANTOR: WILLIAM D KOON JR GRANTEE: BETTY S KOON										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										
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<b>TOTALS</b>																																																					
<b>EXTRA FEATURES</b>																																																					
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																																					
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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	0000	C	VAC RES	0		A-1	0.00	0.00	10.10	AC		1.00	1.00	1.00	11,000.00	11,000.00	111,100																																				
																				<b>LAND DESCRIPTION</b> TOTAL OB/XF 0																																	
<b>REVIEW DATE</b> 05/06/2026 <b>BY</b> MLU Total Acres: 10.10 Total Land Value: 111,100 Market: 0 Agricultural: 0 Common: 111,100 <b>PRINTED 06/29/2026 BY SYS</b>																																																					