

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									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 111,100 TOTAL MARKET VALUE 111,100 SOH/AGL Deduction 73,688 ASSESSED VALUE 37,412 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 37,412 TOTAL JUST VALUE 111,100 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 95,950											
																				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 1203/1570 10/20/2010 WD U V 16 100 GRANTOR: WILLIAM D KOON JR GRANTEE: BETTY S KOON											
DOR CODE 0000 VACANT										BLD DATE										LGL DATE											
MAP NUM MKT AREA 02										XF DATE										LAND DATE 05/06/2026 MLU											
NEIGHBORHOOD/LOC 31616.00 1.00/										INC DATE										AG DATE 06/06/2022 SPF											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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														
REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.10 Total Land Value: 111,100 Market: 0 Agricultural: 0 Common: 111,100 PRINTED 05/11/2026 BY SYS																															