

COMM AT SE COR OF NE1/4, RUN N
665.67 FT, W 1316.96 FT, N
1335.33 FT FOR POB, CONT N

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

2026

31-6S-16-04003-114



| 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 Tax Group: 3 Tax Dist: STANDARD 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 <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 | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> <th>MLU</th> <th>SPF</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td></td> <td>06/06/2022</td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | | | | | BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | MLU | SPF | | | | 05/06/2026 | | 06/06/2022 | | |
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | MLU | SPF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | 05/06/2026 | | 06/06/2022 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | BUILDING NOTES | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | BUILDING DIMENSIONS | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | 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 | DPHT 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 06/29/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |