LOTS 29 & 30 THREE RIVERS ESTATE
442-032, 511-2, 759-1313, 849-64

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

2026

31-6S-16-04006-030

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.24 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

337 SW GEORGIA GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	43,200
TOTAL MARKET VALUE	46,200
SOH/AGL Deduction	12,960
ASSESSED VALUE	33,240
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,240
TOTAL JUST VALUE	46,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1303/0718	10/14/2015	QC	U	I	11	21,900
GRANTOR: CR PROPERTIES 2015 LL						
GRANTEE: CLAYTON & JUDY O'QU						
1300/0899	7/14/2015	QC	U	I	18	16,142
GRANTOR: BANK OF AMERICA NA						
GRANTEE: CR PROPERTIES 2015						

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
1	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	0700	C	MISC RES	0		A-1	0.00	0.00	2.00	LT		1.00	1.00	0.90	24,000.00	21,600.00	43,200							

REVIEW DATE 12/27/2016 BY DF Total Acres: 1.86 Total Land Value: 43,200 Market: 0 Agricultural: 0 Common: 43,200 PRINTED 05/12/2026 BY SYS