LOTS 31, 32 & 33 THREE RIVERS ES
481-569, 463-455, 775-1478, 828-

O'QUINN CLAYTON S/O'QUINN JUDY W
306 SW GEORGIA GLN
FORT WHITE, FL 32038

2026

31-6S-16-04006-032

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

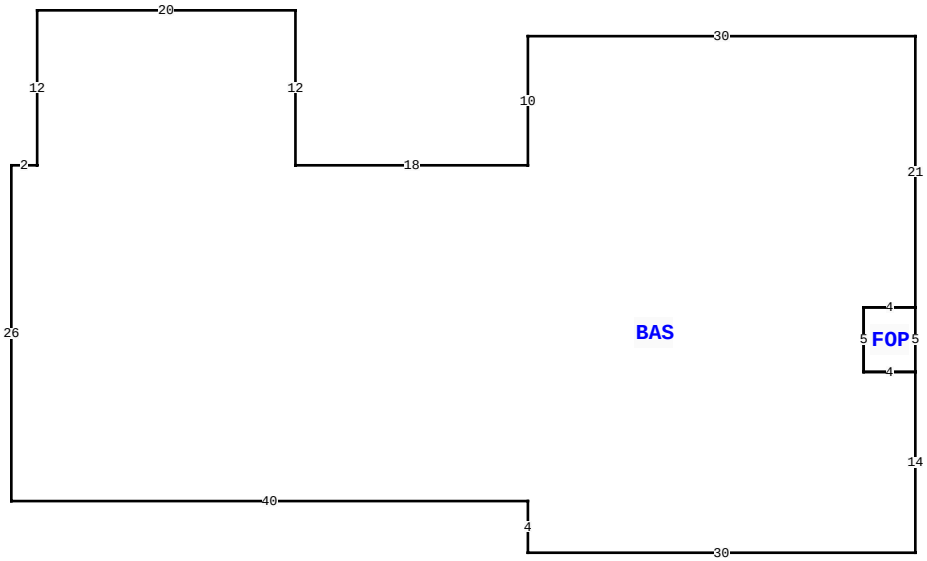
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
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
BAS	2,460	100		2,460	191,528
FOP	20	30		6	467
TOTALS	2,480			2,466	191,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,466	105.0720	119.78	295,377	1982	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 2460 HX Base Yr



306 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	191,995
TOTAL MARKET OB/XF VALUE	31,088
TOTAL LAND VALUE - MARKET	72,000
TOTAL MARKET VALUE	295,083
SOH/AGL Deduction	0
ASSESSED VALUE	295,083
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	295,083
TOTAL JUST VALUE	295,083
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	273,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052580	Roof Replacement	15,800	03/13/2025
7355	REMODEL	20,000	08/09/1993
7414	POOL	25,000	07/26/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/866	9/23/2022	WD	U	I	37	345,000
GRANTOR: RELLA JEFFREY SCOTT						
GRANTEE: O'QUINN CLAYTON S						
1467/1857	5/26/2022	PB	U	I	18	0
GRANTOR: RELLA DANIEL W						
GRANTEE: RELLA JEFFREY SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 S26 E40 S4 E30 N14 FOP= N5 W4 S5 E4$ W4 N5 E4 N21 W30 S10 W18 N12 W20 S12$.

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
3	0280	POOL R/CON	0	0	32	16	512.00	UT	122.50	122.50	100	1991	1991	3	40	25,088	
4	0190	FPLC PF	0	0	0	0	2.00	UT	1,200.00	1,200.00	100	0	0	3	100	2,400	
5	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 31,088

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	0100	C	SFR	0		A-1	0.00	0.00	3.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	72,000							

REVIEW DATE 06/10/2015 BY DF Total Acres: 2.77 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 05/08/2026 BY SYS