COMM AT SW COR OF SEC, RUN N
466 FT FOR POB, CONT N 550.55
FT, E 466 FT, N 281 FT, EAST

O'QUINN CLAYTON S/O'QUINN JUDY L
190 SW EVERGREEN COURT
FORT WHITE, FL 32038

2027

31-6S-16-04009-001

BUILDING CHARACTERISTICS

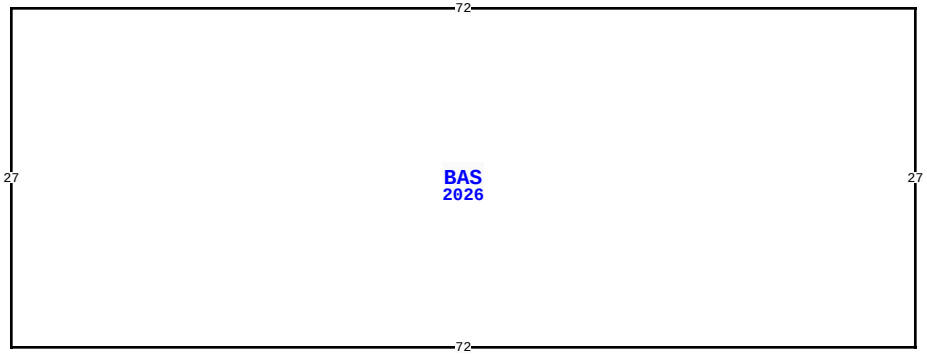
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	2026	1,944	93,854
TOTALS	1,944			1,944	93,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,944	109.7250	87.78	170,644	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 1944 HX Base Yr



468 SW EVERGREEN CT, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0294	SHED WOOD/	0	0	16	34	544.00	UT	7.50	7.50	100	2007	2007	3	100	4,080	
2	0214	GRN HOUSE	0	0	20	70	1,400.00	UT	3.00	3.00	50	2007	2007	3	50	2,100	
3	0040	BARN,POLE	0	0	28	52	1,456.00	UT	3.00	3.00	40	2007	2007	3	40	1,747	
4	0040	BARN,POLE	0	0	40	46	1,840.00	UT	3.00	3.00	40	2007	2007	3	40	2,208	
5	0040	BARN,POLE	0	0	16	34	544.00	UT	3.00	3.00	40	2007	2007	3	40	653	
6	0295	SPKLR SYS	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,000	
7	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
8	0214	GRN HOUSE	0	0	0	0	4,200.00	UT	7.00	7.00	50	2015	2015	3	50	14,700	
9	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
10	0041	BARN,MACH	0	0	40	48	1,920.00	UT	7.00	7.00	100	2015	2015	3	100	13,440	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	93,854
TOTAL MARKET OB/XF VALUE	50,928
TOTAL LAND VALUE - MARKET	453,805
TOTAL MARKET VALUE	188,900
SOH/AGL Deduction	0
ASSESSED VALUE	188,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,900
TOTAL JUST VALUE	598,587
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	599,764

SALE:18:1: 11.25 ACRES

SALE:16:1: 12.71 AC

SALE:12:1: SALE PRICE IS FAR BELOW MKT FOR AREA

SALE:2:1: 11.25 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053524	Mobile Home		07/05/2025
13415	M H	125	12/16/1997
13214	PUMP/UTPOL	30	10/22/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1192/1515	4/05/2010	QC	U	I	11	100
GRANTOR: MICHAEL & ANN MILLER						
GRANTEE: CLAYTON & JUDY O'QU						
1187/2462	1/21/2010	WD	U	V	11	100
GRANTOR: KOON'S TIMBER & LUMBE						
GRANTEE: WILLIAM D KOON JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=17,13] E72 S27 W72 N27 $

.

LAND DESCRIPTION

TOTAL OB/XF 50,928

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	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	6900	A	ORNAMENTAL	0		00	0.00	0.00	59.50	AC		1.00	1.00	1.00	550.00	550.00	32,725							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.51	AC		1.00	1.00	1.00	280.00	280.00	2,943							
4	5600	A	TIMBER 3	0		A-1	0.00	0.00	10.50	AC		1.00	1.00	1.00	281.00	281.00	2,950							
5	9910	M	MKT.VAL.AG	0		00	0.00	0.00	81.51	AC		1.00	1.00	1.00	5,500.00	5,500.00	448,305							

REVIEW DATE 06/22/2026 BY AJ Total Acres: 81.51 Total Land Value: 44,118 Market: 448,305 Agricultural: 38,618 Common: 5,500 PRINTED 11/17/2026 BY SYS