

NW1/4 OF SE1/4, EX THE S 61.46 FT OF THE E 1261.57 FT AS DESC ORB 934-14. ALSO THE W 60 FT

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

2026

31-6S-16-04009-009

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 240,000 TOTAL MARKET VALUE 17,800 SOH/AGL Deduction 0 ASSESSED VALUE 17,800 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 17,800 TOTAL JUST VALUE 240,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 140,000																																																					
																				SALE:1:1: SALE PRICE IS FAR BELOW MKT FOR AREA																																																					
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1	5500	A	TIMBER 2	0			0.00	0.00	40.00	AC		1.00	1.00	1.00	445.00	445.00	17,800																																																								
2	9910	M	MKT.VAL.AG	0			0.00	0.00	40.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	240,000																																																								
REVIEW DATE 05/07/2026 BY MLU Total Acres: 40.00 Total Land Value: 17,800 Market: 240,000 Agricultural: 17,800 Common: 0 PRINTED 06/19/2026 BY SYS																																																																									