

COMM AT SW COR OF SEC, RUN N  
466 FT, E 821.51 FT FOR POB,  
CONT E 549.31 FT, N 550.15 FT,

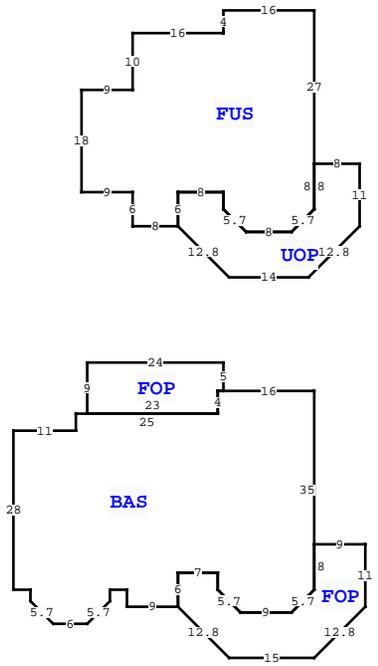
O'QUINN CLAYTON S/O'QUINN JUDY L  
190 SW EVERGREEN CT  
FT WHITE, FL 32038

**2026**

31-6S-16-04009-010  
[Barcode]

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 80			
Exterior Wall	32	HARDIE BRD 20			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 90			
Interior Floor	12	HARDWOOD 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Architectual	05	CONV 100			
Units		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	08	08			
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	1,804	100		1,804	255,308
FOP	212	30		64	9,057
FOP	356	30		107	15,143
FUS	1,266	100		1,266	179,169
UOP	343	20		69	9,765
TOTALS	3,981			3,310	468,442

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2007		578,323	2006	2006	0	0	19.00	81.00
Heated Area: 3070						HX Base Yr 2007					



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		468,442
TOTAL MARKET OB/XF VALUE		7,100
TOTAL LAND VALUE - MARKET		70,780
TOTAL MARKET VALUE		501,047
SOH/AGL Deduction		188,035
ASSESSED VALUE		313,012
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		261,601
TOTAL JUST VALUE		546,322
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		539,250

SALE:8:1: SALE PRICE IS FAR BELOW MKT FOR AREA  
SALE:15:1: 12.71 AC  
SALE:12:1: 11.25 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047817	Electrical Servic	0	08/03/2023
000042741	Roof Replacement	20,500	09/13/2021
23242	SFR	816	06/07/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
BAS= W16 FOP= N5 W24 S9 E23 N4 E1\$ W1 S4 W25 S3 W11 S28 E3 S2 R4 D4 E6 U4 R4 N2 E3 S3 E9 FOP= D9 R9 E15 R9 U9 N11 W9 S8 L4 D4 W9 U4 L4 N3 W7 S6\$ N6 E7 S3 R4 D4 E9 U4 R4 N35\$ PTR= N40 FUS= N27 W16 S4 W16 S10 W9 S18 E9 S6 E8 UOP= D9 R9 E14 R9 U9 N11 W8 S8 L4 D4 W8 U4 L4 N3 W8 S6\$ N6 E8 S3 R4 D4 E8 U4 R4 N8\$ S40\$.

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
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION												TOTAL OB/XF												
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	0100	C	SFR	100			0.00	0.00	1.94	AC		1.00	1.00	1.00	12,000.00	12,000.00	23,280							
2	5500	A	TIMBER 2	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	445.00	445.00	2,225							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	47,500							