

LOT 4 FRY ACRES. 854-1824,
1825, WD 912-67, WD 1004-2684,
LE 1147-788, QC 1286-2542,

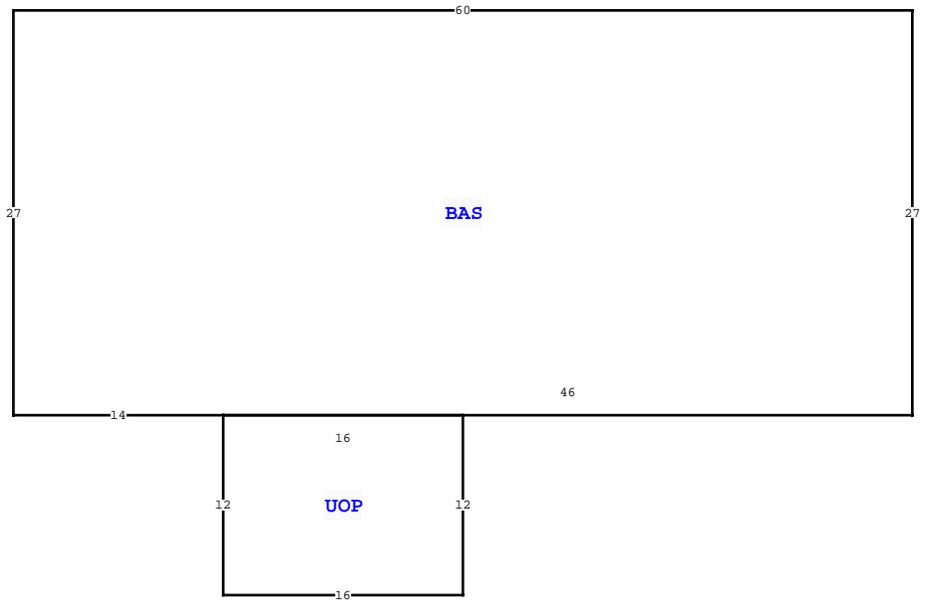
O'QUINN CLAYTON SHANE/O'QUINN JUDY WALLACE
190 SW EVERGREEN CT
FORT WHITE, FL 32038

2026

31-6S-16-04009-104


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31616.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
UOP	192	25	
TOTALS	1,812		1,668 47,878

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	0								
			Heated Area: 1620			HX Base Yr					



27
60
27
14
16
12
16
46

BAS
UOP

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			47,878
TOTAL MARKET OB/XF VALUE			8,648
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			80,526
SOH/AGL Deduction			8,813
ASSESSED VALUE			71,713
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			71,713
TOTAL JUST VALUE			80,526
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			71,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1347/0745	10/28/2017	WD	U	I	37	45,000
GRANTOR: MILTON STEVENSON						
GRANTEE: CLAYTON SHANE & JUD						
1286/2542	12/22/2014	QC	U	I	11	100
GRANTOR: MICHELLE P CREWS						
GRANTEE: MILTON & MYRTICE ST						

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0252	LEAN-TO W/	0	0	16	320.00	UT	2.00	2.00	70	1998	1998	3	70	448	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTALS												8,648				

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/07/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S27 E14 UOP= S12 E16 N12 W16\$ E46 N27\$.	

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	DPH 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		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	24,000.00	24,000.00	12,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	24,000.00	24,000.00	12,000							