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

2027

31-6S-16-04009-104

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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

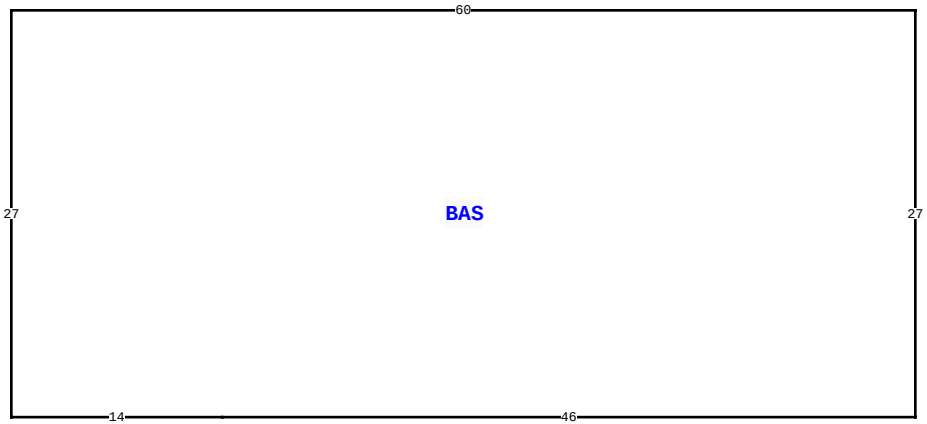
NEIGHBORHOOD/LOC 31616.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	45,062
TOTALS	1,620			1,620	45,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	115.9000	69.54	112,655	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1620 HX Base Yr



2741 SW WILSON SPRINGS RD, FORT WHITE

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

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	0190	FPLC PF	0	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	20	320.00	UT	2.00	2.00	70	1998	1998	3	70	448	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	45,062
TOTAL MARKET OB/XF VALUE	9,048
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	78,110
SOH/AGL Deduction	107
ASSESSED VALUE	78,003
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,003
TOTAL JUST VALUE	78,110
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,110

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W60 S27 E14 E46 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,048

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		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							

REVIEW DATE 06/22/2026 BY AJ Total Acres: 2.11 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS