LOT 5 FRY ACRES S/D.

ORB 730-069?, NAME CHG ORDERS

O'QUINN CLAYTON S/O'QUINN JUDY W
190 SW EVERGREEN CT
FORT WHITE, FL 32038

2026

31-6S-16-04009-105

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,100
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	32,100
SOH/AGL Deduction	4,490
ASSESSED VALUE	27,610
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,610
TOTAL JUST VALUE	32,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,100

SALE:1:1: LOT 5, FRY ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10954	PUMP/UTPOL	30	03/26/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1229/2403	2/02/2012	WD	U	V	37	22,500
GRANTOR: HARRIS B WALL						
GRANTEE: CLAYTON S & JUDY W						
1226/0109	11/23/2011	QC	U	V	11	23,700
GRANTOR: COOK REAL ESTATE INVE						
GRANTEE: HARRIS B WALL						

BUILDING NOTES

BUILDING DIMENSIONS

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 8,100

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 06/10/2015 BY DF Total Acres: 2.11 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/23/2026 BY SYS