LOTS 6 & 7 FRY ACRES S/D.

ORB 757-2081, DC ROBERT

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

2027

31-6S-16-04009-106

BUILDING CHARACTERISTICS

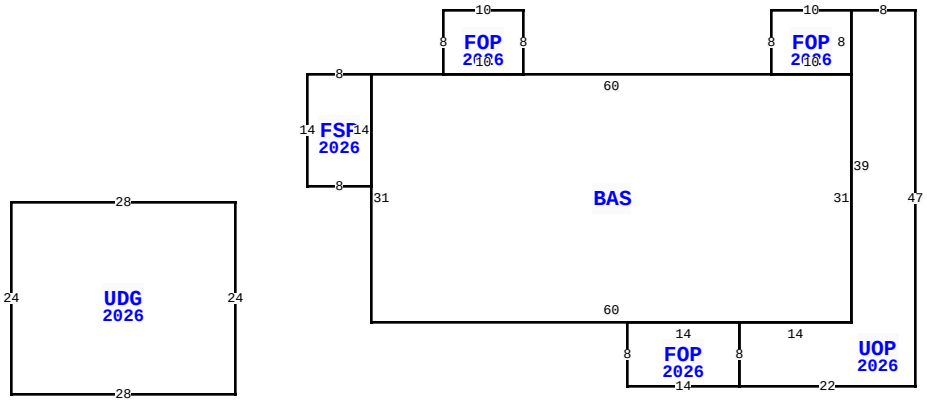
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	1,860	100		1,860	51,738
FOP	80	35	2026	28	779
FOP	80	35	2026	28	779
FOP	112	35	2026	39	1,085
FSP	112	40	2026	45	1,252
UDG	672	60	2026	403	11,210
UOP	488	25	2026	122	3,394
TOTALS	3,404			2,525	70,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,525	115.9000	69.54	175,588	1998	1998	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1860 HX Base Yr



188 SW EVERGREEN CT, FORT WHITE

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

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	1999	1999	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	
4	0296	SHED METAL	0	0	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	
5	0296	SHED METAL	0	0	26	20	520.00	UT	10.00	10.00	100	2026	2025		100	5,200	
6	0040	BARN,POLE	0	0	50	30	1,500.00	UT	7.00	7.00	100	2026	2025		100	10,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	70,235
TOTAL MARKET OB/XF VALUE	24,700
TOTAL LAND VALUE - MARKET	34,950
TOTAL MARKET VALUE	107,677
SOH/AGL Deduction	0
ASSESSED VALUE	107,677
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,677
TOTAL JUST VALUE	129,885
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,885

SALE:2:1: LOT 6, FRY ACRES

SALE:1:1: LOT 6 FRY ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1192/1515	4/05/2010	QC	U	I	11	100
GRANTOR: MICHAEL L & ANN M MIL						
GRANTEE: CLAYTON & JUDY O'QU						
1126/0674	5/04/2007	WD	Q	V		690,900
GRANTOR: MICHAEL L MILLER TRUS						
GRANTEE: CLAYTON & JUDY O'QU						

BUILDING NOTES

BUILDING DIMENSIONS

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BAS=[ORIG=0,0] W60 S31 E60 N31 $
FSP=[YR=2026;ORIG=-60,0] W8 S14 E8 N14 $
FOP=[YR=2026;ORIG=-51,-8] S8 E10 N8 W10 $
FOP=[YR=2026;ORIG=-10,-8] S8 E10 N8 W10 $
UOP=[YR=2026;ORIG=0,-8] E8 S47 W22 N8 E14 N39 $
FOP=[YR=2026;ORIG=-14,31] W14 S8 E14 N8 $
UDG=[YR=2026;ORIG=-77,16] W28 S24 E28 N24 $
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LAND DESCRIPTION

TOTAL OB/XF 24,700

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	6900	A	ORNAMENTAL	0		A-1	0.00	0.00	1.50	LT		1.00	1.00	0.90	550.00	495.00	742							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	1.50	LT		1.00	1.00	0.90	17,000.00	15,300.00	22,950							

REVIEW DATE 06/22/2026 BY AJ Total Acres: 4.22 Total Land Value: 12,742 Market: 22,950 Agricultural: 742 Common: 12,000 PRINTED 11/17/2026 BY SYS