LOT 8 FRY ACRES S/D.

793-299, 819-059, 863-16, DC

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

2027

31-6S-16-04009-108

BUILDING CHARACTERISTICS

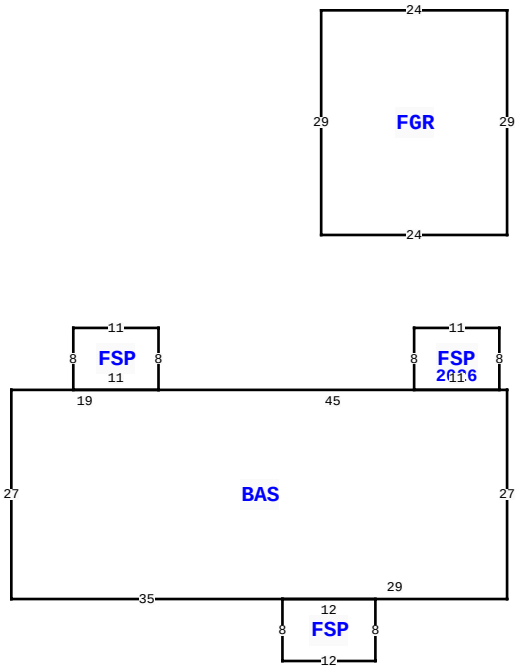
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,728	100		1,728	47,237
FGR	696	55		383	10,470
FSP	88	40		35	957
FSP	96	40		38	1,039
FSP	88	40	2026	35	957
TOTALS	2,696			2,219	60,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,219	113.9000	68.34	151,646	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1728 HX Base Yr



135 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	1996	1996	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	435.00	UT	1.50	1.50	100	1996	1996	3	100	653	
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	10	20	200.00	UT	7.50	7.50	70	1996	1996	3	70	1,050	
5	0081	DECKING WI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
6	0040	BARN,POLE	0	0	0	0	1.00	UT	100.00	100.00	100	2026	2025		100	100	
7	0040	BARN,POLE	0	0	0	0	1.00	UT	100.00	100.00	100	2026	2025		100	100	
8	0070	CARPORT UF	0	0	0	0	1.00	UT	700.00	700.00	100	2026	2025		100	700	
9	0040	BARN,POLE	0	0	48	29	1.00	UT	6,960.00	6,960.00	100	2026	2025		100	6,960	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	60,658
TOTAL MARKET OB/XF VALUE	18,763
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	103,421
SOH/AGL Deduction	3,890
ASSESSED VALUE	99,531
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,531
TOTAL JUST VALUE	103,421
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043286	Electrical Servic	0	12/01/2021
11157	M H	125	05/15/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1341/2351	7/24/2017	WD	Q	I	01	55,000
GRANTOR: JOHN CAPOBIANCO & ADA						
GRANTEE: CLAYTON S & JUDY L						
1341/2348	5/15/2017	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ESTAT						
GRANTEE: JOHN CAPOBIANCO & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W45 W19 S27 E35 E29 N27 $
FGR=[ORIG=0,-20] N29 W24 S29 E24 $
FSP=[ORIG=-29,27] S8 E12 N8 W12 $
FSP=[ORIG=-45,0] N8 W11 S8 E11 $
FSP=[YR=2026;ORIG=-12,-8] E11 S8 W11 N8 $
PTR=[ORIG=0,0] N20 S20 $
.

LAND DESCRIPTION

TOTAL OB/XF 18,763

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	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

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