SE1/4 OF SE1/4.

488-290, WD 1017-2312, WD 1535-1

O'QUINN SABRA/FLEMING J. SCOTT
2155 SW WILSON SPRINGS ROAD
FORT WHITE, FL 32038

2027

31-6S-16-04013-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31616.00	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

2009 SW WILSON SPRINGS RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	27,560
TOTAL LAND VALUE - MARKET	240,000
TOTAL MARKET VALUE	50,200
SOH/AGL Deduction	0
ASSESSED VALUE	50,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,200
TOTAL JUST VALUE	267,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055779	New Residential C	253,000	06/01/2026
000053376	Electrical Servic		06/13/2025
30718	STORAGE	118	01/15/2013
29616	M H	446	08/10/2011
23643	M H	0	09/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/177	3/19/2025	WD	Q	I	03	700,000
GRANTOR: SWARTZ CAMILLE L						
GRANTEE: O'QUINN SABRA						
1535/1760	3/14/2025	WD	U	I	11	100
GRANTOR: SANDQUIST CHRISTINE S						
GRANTEE: STEVENS PAUL M						

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	
6	0040	BARN,POLE	0	0	0	0	1.00	UT	150.00	150.00	100	2026	2025		100	150	
7	0040	BARN,POLE	0	0	0	0	1.00	UT	150.00	150.00	100	2026	2025		100	150	
8	0040	BARN,POLE	0	0	0	0	1.00	UT	150.00	150.00	100	2026	2025		100	150	
9	0040	BARN,POLE	0	0	0	0	1.00	UT	150.00	150.00	100	2026	2025		100	150	
10	0040	BARN,POLE	0	0	62	36	1.00	UT	11,160.00	11,160.00	100	2026	2025		100	11,160	

LAND DESCRIPTION

TOTAL OB/XF 26,760

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	0000	C	VAC RES	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	12,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	38.00	AC		1.00	1.00	1.00	280.00	280.00	10,640							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	38.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	228,000							

REVIEW DATE 06/22/2026 BY AJ — Total Acres: 40.00 — Total Land Value: 22,640 — Market: 228,000 — Agricultural: 10,640 — Common: 12,000 — PRINTED 11/16/2026 BY SYS

SE1/4 OF SE1/4.

488-290, WD 1017-2312, WD 1535-1

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2009 SW WILSON SPRINGS RD, FORT WHITE

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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
11	0252	LEAN-TO W/	0	0	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

LAND DESCRIPTION

TOTAL OB/XF 800

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

REVIEW DATE 06/22/2026 BY AJ — Total Acres: 40.00 — Total Land Value: 22,640 — Market: 228,000 — Agricultural: 10,640 — Common: 12,000 — PRINTED 11/16/2026 BY SYS