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

2026

31-6S-16-04013-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0200	MOBILE HOME	
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	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	14,800
TOTAL LAND VALUE - MARKET	240,000
TOTAL MARKET VALUE	254,800
SOH/AGL Deduction	0
ASSESSED VALUE	254,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	254,800
TOTAL JUST VALUE	254,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	416,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
7	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 14,800

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
1	0200	C	MBL HM	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	54,000							
2	9900	C	AC NON-AG	0					31.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	186,000							

REVIEW DATE 08/28/2025 BY TP Total Acres: 40.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 05/12/2026 BY SYS