

SW1/4 OF NE1/4 & NW1/4 OF SE1/4
 FT OF SE1/4 OF NE1/4 LYING W OF
 NW COR OF NE1/4 OF SE1/4, RUN S

KOHN JAMES L
 1178 SW RIVERSIDE AVE
 FORT WHITE, FL 32038

2026

31-6S-17-09819-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31617.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	784	100	2026
TOTALS	784		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	0%	- 2026	Heated Area: 784			HX Base Yr			
TOTALS		784			784						80,889

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		80,889	
TOTAL MARKET OB/XF VALUE		50,703	
TOTAL LAND VALUE - MARKET		339,240	
TOTAL MARKET VALUE		161,102	
SOH/AGL Deduction		12,494	
ASSESSED VALUE		148,608	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		148,608	
TOTAL JUST VALUE		470,832	
NCON VALUE		80,889	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		328,263	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053334	Mobile Home		06/27/2025
000053171	Right-of-Way Acce		05/20/2025
36956	M H	494	07/11/2018
11172	PUMP/UTPOL	30	05/21/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1295/2764	6/09/2015	QC	U	V	11	4,000
GRANTOR: SMITH RICHARD						
GRANTEE: KOHN JAMES L						
1285/2654	12/10/2014	QC	U	I	11	100
GRANTOR: MARY LOU KOHN						
GRANTEE: JAMES L KOHN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100
3	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100
4	0040	BARN,POLE	0	0	24	40	960.00	UT	2.50	2.50	100
5	0040	BARN,POLE	0	0	48	40	1,920.00	UT	2.50	2.50	50
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
7	0040	BARN,POLE	0	0	60	24	1,440.00	UT	2.50	2.50	40
8	9947	Septic	0	0	0	0	4.00	UT	3,000.00	3,000.00	100
9	0040	BARN,POLE	0	0	30	12	360.00	UT	2.50	2.50	75
10	9945	Well/Sept	0	0	0	0	3.00	UT	7,000.00	7,000.00	100

TOTALS											
15262 SW TUSTENUGEE AVE, FORT WHITE											
BLD DATE		LGL DATE		XF DATE		AG DATE		INC DATE		05/07/2026 MLU	
TOTALS	784			784							80,889

BUILDING NOTES											
BAS=[YR=2026;ORIG=18,5] E56 S14 W56 N14 \$											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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					1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	29.64	AC		1.00	1.00	1.00	445.00	445.00	13,190							
3	5200	A	CROPLAND 2	0		A-1	0.00	0.00	26.39	AC		1.00	1.00	1.00	370.00	370.00	9,764							
4	5700	A	TIMBER 4	0		A-1	0.00	0.00	4.65	AC		1.00	1.00	1.00	227.00	227.00	1,056							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	60.68	AC		1.00	1.00	1.00	5,500.00	5,500.00	333,740							

