

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							MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																																																																																																													
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																																																																																																											
																	VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 50,703 TOTAL LAND VALUE - MARKET 277,560 TOTAL MARKET VALUE 75,158 SOH/AGL Deduction 12,494 ASSESSED VALUE 62,664 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 62,664 TOTAL JUST VALUE 328,263 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 328,263																																																																																																																																													
DOR CODE 5500 TIMBERLAND 80-89																	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																																																																																																																																													
MAP NUM MKT AREA 02																	SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1295/2764</td> <td>6/09/2015</td> <td>QC U</td> <td>V</td> <td>I</td> <td>11</td> <td>4,000</td> </tr> </tbody> </table> 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				OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1295/2764	6/09/2015	QC U	V	I	11	4,000																																																																																																																												
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4	0040	BARN,POLE	0 0	24	40	960.00	UT	2.50	2.50	100	2013	2013	3	100	2,400																																																																																																																																															
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6	9945	Well/Sept	0 0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																																																																																																																																															
7	0040	BARN,POLE	0 0	60	24	1,440.00	UT	2.50	2.50	40	2013	2013	3	40	1,440																																																																																																																																															
8	9947	Septic	0 0	0	0	4.00	UT	3,000.00	3,000.00	100			3	100	12,000																																																																																																																																															
9	0040	BARN,POLE	0 0	30	12	360.00	UT	2.50	2.50	75	2013	2013	3	75	675																																																																																																																																															
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REVIEW DATE 08/21/2018 BY DF Total Acres: 61.68 Total Land Value: 24,455 Market: 277,560 Agricultural: 24,455 Common: 0 PRINTED 03/24/2026 BY SYS																																																																																																																																																														

