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

2027

31-6S-17-09819-001

BUILDING CHARACTERISTICS

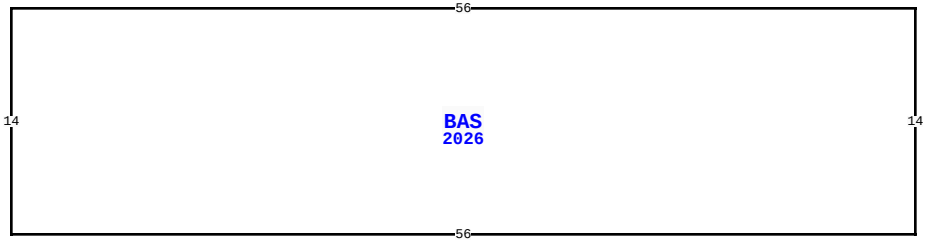
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	2026	784	80,028
TOTALS	784			784	80,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	784	112.0000	104.16	81,661	2025	2025	0	0	0	2.00	98.00

1 MANUF 1 0% - 2026 Heated Area: 784 HX Base Yr



15262 SW TUSTENUGGEE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0040	BARN,POLE	0	0	24	40	960.00	UT	2.50	2.50	100	2013	2013	3	100	2,400	
5	0040	BARN,POLE	0	0	48	40	1,920.00	UT	2.50	2.50	50	2013	2013	3	50	2,400	
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	
10	9945	Well/Sept	0	0	0	0	3.00	UT	7,000.00	7,000.00	100			3	100	21,000	

LAND DESCRIPTION

TOTAL OB/XF 48,815

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					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							

REVIEW DATE 05/05/2026 BY robin Total Acres: 61.68 Total Land Value: 29,510 Market: 333,740 Agricultural: 24,010 Common: 5,500 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	80,028
TOTAL MARKET OB/XF VALUE	50,703
TOTAL LAND VALUE - MARKET	339,240
TOTAL MARKET VALUE	160,241
SOH/AGL Deduction	0
ASSESSED VALUE	160,241
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	160,241
TOTAL JUST VALUE	469,971
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	470,832

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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

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2027

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BUILDING CHARACTERISTICS

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DOR CODE	5000	IMPROVED AG	
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NEIGHBORHOOD/LOC	31617.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: JAMES L KOHN						

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	0166	CONC,PAVMT	0	0	0	0	592.00	UT	1.50	1.50	100	2001	2001	3	100	888	
12	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,888

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 05/05/2026 BY robin Total Acres: 61.68 Total Land Value: 29,510 Market: 333,740 Agricultural: 24,010 Common: 5,500 PRINTED 11/17/2026 BY SYS