COMM NW COR OF SE1/4 OF SE1/4, S
548.27 FT FOR POB, CONT E 360.64
FT, E 403.64 FT, N 252.49 FT, W

KOHN DARRYL R/KOHN CRAIG
15154 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2026

31-6S-17-09819-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	272,880
TOTAL MARKET VALUE	17,361
SOH/AGL Deduction	0
ASSESSED VALUE	17,361
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,361
TOTAL JUST VALUE	272,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	272,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1481/1471	12/20/2022	WD	U	V	11	100
GRANTOR: KOHN JAMES L						
GRANTEE: KOHN DARRYL R						
1450/1280	10/18/2021	LE	U	V	14	100
GRANTOR: KOHN JAMES L (LIFE ES						
GRANTEE: KOHN DARRYL R (RMDR						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	1.96	AC		1.00	1.00	1.00	445.00	445.00	872							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	58.68	AC		1.00	1.00	1.00	281.00	281.00	16,489							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	60.64	AC		1.00	1.00	1.00	4,500.00	4,500.00	272,880							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 60.64 Total Land Value: 17,361 Market: 272,880 Agricultural: 17,361 Common: 0 PRINTED 03/24/2026 BY SYS