

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


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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 333,520 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 333,520 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 272,880											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN 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)											
TOTALS										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					05/07/2026 MLU											
EXTRA FEATURES																															
L N	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															
																	TOTAL OB/XF 0														
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	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	5,500.00	5,500.00	333,520														
REVIEW DATE 05/07/2026 BY MLU Total Acres: 60.64 Total Land Value: 17,361 Market: 333,520 Agricultural: 17,361 Common: 0 PRINTED 06/08/2026 BY SYS																															