

SW1/4 OF SE1/4 & COMM NE COR OF
W 511.13 FT FOR POB, CONT W 222.
FT, E 222.14 FT, N 511.13 FT TO

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

2026

31-6S-17-09819-004
[Barcode]

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	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	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	1,188	100	2024
TOTALS	1,188		109,003

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF	1	50% - 2024		126,748	2018	2018	0	0	14.00	86.00													
			Heated Area: 1188			HX Base Yr 2024																		
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2024 </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/10/2025</td> <td></td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/10/2025		MLU
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			109,003	
TOTAL MARKET OB/XF VALUE			10,900	
TOTAL LAND VALUE - MARKET			309,780	
TOTAL MARKET VALUE			154,592	
SOH/AGL Deduction			0	
ASSESSED VALUE			154,592	
TOTAL EXEMPTION VALUE	HA HAB		51,411	
BASE TAXABLE VALUE			103,181	
TOTAL JUST VALUE			429,683	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			433,486	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/1419	5/16/2023	WD	U	V	11	100
GRANTOR: KOHN JAMES L						
GRANTEE: KOHN CRAIG						
582/75	1/02/1986	QC	U	I	11	71
GRANTOR: TYRE KENNETH W						
GRANTEE: TYRE MARTHA JANE						

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
1	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	100	2024	2023		100	7,000	
2	0040	BARN, POLE	0	50	0	0	1.00	UT	800.00	100	2024	2023		100	800	
3	0294	SHED WOOD/	0	50	0	0	1.00	UT	600.00	100	2024	2023		100	600	
4	0040	BARN, POLE	0	50	0	0	1.00	UT	1,500.00	100	2024	2023		100	1,500	
5	0255	MBL HOME S	0	50	0	0	1.00	UT	1,000.00	100	2024	2023		100	1,000	
TOTALS													10,900			

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=20,11] E44 S27 W44 N27 \$

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	67.84	AC		1.00	1.00	1.00	445.00	445.00	30,189							
2	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	67.84	AC		1.00	1.00	1.00	4,500.00	4,500.00	305,280							
3	0200	C	MBL HM	50					1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							