

LOTS 31, 32 & 33 THREE RIVERS ES
481-569, 463-455, 775-1478, 828-

O'QUINN CLAYTON S/O'QUINN JUDY W
306 SW GEORGIA GLN
FORT WHITE, FL 32038

2025

31-6S-16-04006-032



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	06 VINYL ASB 10
Air Condition	03 CENTRAL 100
Heating Type	03 FORCED AIR 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	100000.24 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,460	100	2,460	176,418
FOP	20	30	6	430

TOTALS	2,480	2,466	176,848
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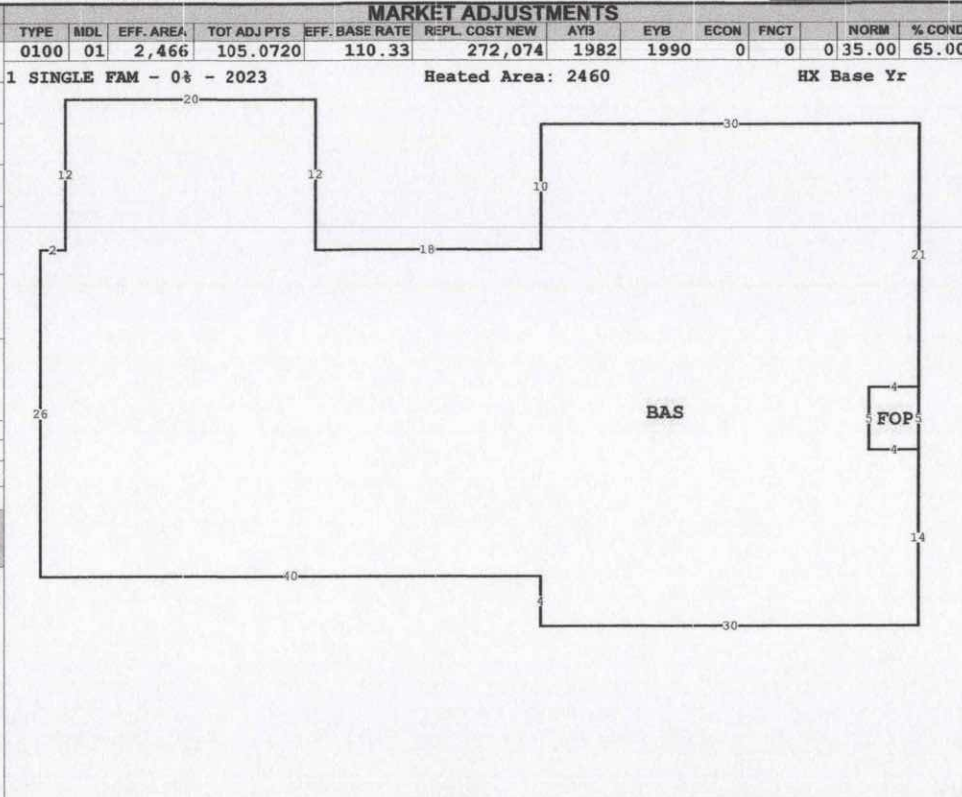
EXTRA FEATURES

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	CB/XF MKT VALUE	NOTES
1	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800
3	0280	POOL R/CON	0	0	32	16	512.00	UT	122.50	122.50	100	1991	1991	3	40	25,088
4	0190	FPLC PF	0	0	0	0	2.00	UT	1,200.00	1,200.00	100	0	0	3	100	2,400
5	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	3.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	54,000							

REVIEW DATE 06/10/2015 BY DF Total Acres: 2.77 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 01/29/2025 BY SYS



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

306 SW GEORGIA GLN, FORT WHITE

05/10/2024 MLJ

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY		VALUATION BY	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		STANDARD	
TOTAL MARKET OB/XF VALUE		176,848	
TOTAL LAND VALUE - MARKET		31,088	
TOTAL MARKET VALUE		54,000	
SOH/AGL Deduction		261,936	
ASSESSED VALUE		0	
TOTAL EXEMPTION VALUE		261,936	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		261,936	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		261,936	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7355	REMODEL	20,000	08/09/1993
7414	POOL	25,000	07/26/1993

SALES DATA		TYPE	Q	V	RSN	SALE
OFF RECORD Number	DATE	INST	U	I	CD	PRICE
1476/866	9/23/2022	WD	U	I	37	345,000
GRANTOR: RELIA JEFFREY SCOTT						
GRANTEE: O'QUINN CLAYTON S						
1467/1857	5/26/2022	PB	U	I	18	0
GRANTOR: RELIA DANIEL W						
GRANTEE: RELIA JEFFREY SCOTT						

BUILDING NOTES	
BAS= W2 S26 E40 S4 E30 N14 FOP= N5 W4 S5 E4\$ W4 N5 E4 N21 W30 S10 W18 N12 W20 S12\$.	

BUILDING DIMENSIONS