COMM NW COR OF LOT 25 QUAIL
RIDGE S/D, RUN N 64.43 FT
FOR POB, CONT N 260.98 FT, E

ORTIZ ZENAIDA
687 SW COOK ST
FORT WHITE, FL 32038

2026

26-6S-16-03948-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

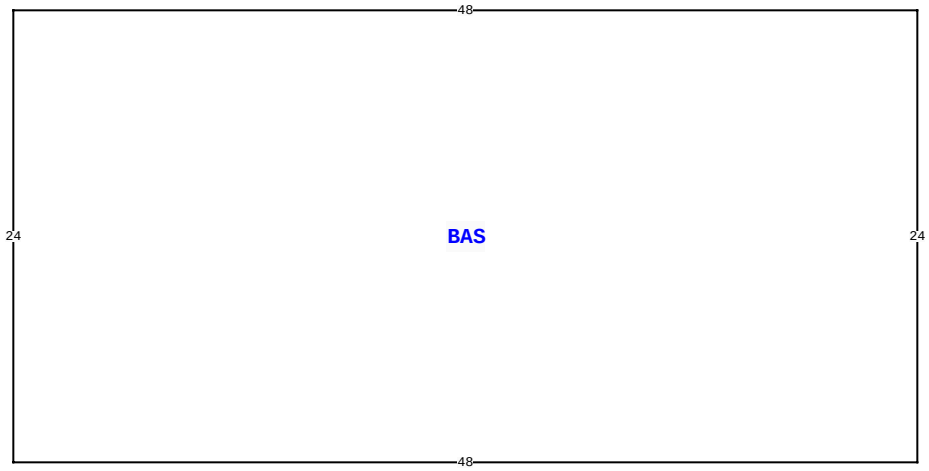
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	32,044
TOTALS	1,152			1,152	32,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	115.9000	69.54	80,110	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2008 Heated Area: 1152 HX Base Yr 2008



687 SW COOK ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		32,044
TOTAL MARKET OB/XF VALUE		9,600
TOTAL LAND VALUE - MARKET		14,350
TOTAL MARKET VALUE		55,994
SOH/AGL Deduction		24,745
ASSESSED VALUE		31,249
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		6,249
TOTAL JUST VALUE		55,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,994

SALE:1:1: CERT OF TITLE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20201	M H	125	12/02/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1143/0517	3/01/2003	WD	Q	I		55,000
GRANTOR: H E MARTIN						
GRANTEE: ZENAIDA ORTIZ						
0961/0039	8/21/2002	WD	Q	V		5,000
GRANTOR: FAIRFAX NURSING CTR I						
GRANTEE: H E MARTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E48 N24$.

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	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 9,600

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	100		A-1	0.00	0.00	2.05	AC		1.00	1.00	0.50	14,000.00	7,000.00	14,350							

REVIEW DATE 06/04/2015 BY TW Total Acres: 2.05 Total Land Value: 14,350 Market: 0 Agricultural: 0 Common: 14,350 PRINTED 10/03/2025 BY SYS