LOT 1 QUAIL RIDGE S/D.

ORB 684-658, 762-937

ARMSTRONG WILLIE C/ARMSTRONG KAREN
122 SW SONOMA WAY
FORT WHITE, FL 32038

2026

35-6S-16-04066-002

BUILDING CHARACTERISTICS

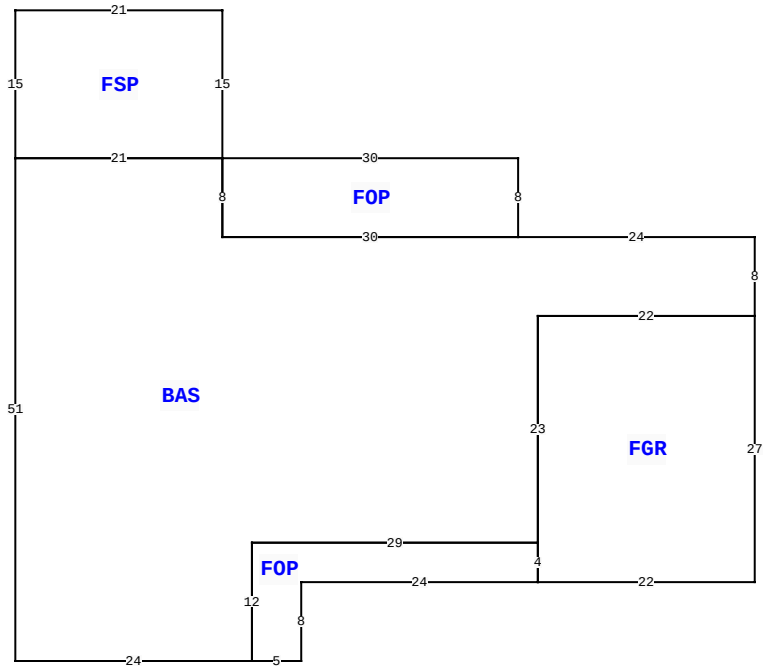
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,275	100		2,275	175,291
FGR	594	55		327	25,196
FOP	156	30		47	3,621
FOP	240	30		72	5,548
FSP	315	40		126	9,708
TOTALS	3,580			2,847	219,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,847	105.8400	118.54	337,483	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2275 HX Base Yr



122 SW SONOMA WAY, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		219,364
TOTAL MARKET OB/XF VALUE		3,936
TOTAL LAND VALUE - MARKET		29,400
TOTAL MARKET VALUE		252,700
SOH/AGL Deduction		102,686
ASSESSED VALUE		150,014
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,292
TOTAL JUST VALUE		252,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0762/0937	7/10/1992	WD	Q	V		6,800
GRANTOR: UNIVEST LTD						
GRANTEE: WILLIE ARMSTRONG						
0684/0658	4/21/1989	AA	Q	V		6,800
GRANTOR: UNIVEST INC						
GRANTEE: ARMSTRONG WILLIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FOP= N8 W30 S8 E30$ W30 N8 FSP= N15 W21 S15 E21$ W21 S51 E24 FOP= E5 N8 E24 N4 W29 S12$ N12 E29 FGR= S4 E22 N27 W22S23$ N23 E22 N8$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0258	PATIO	0	100	30	14	420.00	UT	2.50	2.50	100	1993	1993	3	100	1,050	
3	0166	CONC,PAVMT	0	100	0	0	843.00	UT	2.00	2.00	100	1993	1993	3	100	1,686	

LAND DESCRIPTION

TOTAL OB/XF 3,936

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	0100	C	SFR	100		00	0.00	0.00	2.10	AC		1.00	1.00	1.00	14,000.00	14,000.00	29,400							

REVIEW DATE 06/24/2015 BY DF Total Acres: 2.10 Total Land Value: 29,400 Market: 0 Agricultural: 0 Common: 29,400 PRINTED 11/19/2025 BY SYS