LOT 2 QUAIL RIDGE S/D.
ORB 709-746, 891-388, 968-133.

CALLOWAY TERRY L/CALLOWAY ALICE E
4635 SW COUNTY RD 18
FT WHITE, FL 32038

2026

35-6S-16-04066-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

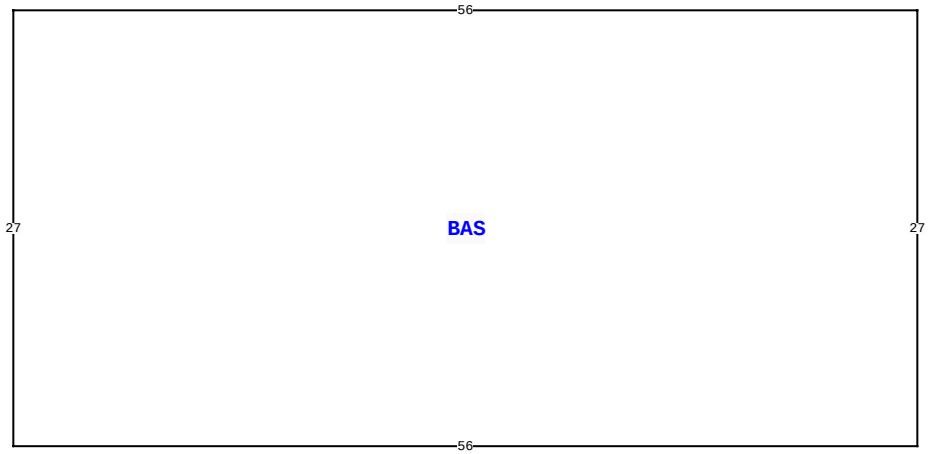
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	35616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	89,040
TOTALS	1,512			1,512	89,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	113.9000	107.07	161,890	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 100% - 2003 Heated Area: 1512 HX Base Yr 2003



4635 SW COUNTY ROAD 18 , 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		89,040
TOTAL MARKET OB/XF VALUE		8,500
TOTAL LAND VALUE - MARKET		30,100
TOTAL MARKET VALUE		127,640
SOH/AGL Deduction		61,472
ASSESSED VALUE		66,168
TOTAL EXEMPTION VALUE	HX HB	41,168
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		127,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,640

SALE:1:1: LOT 2, QUAIL RIDGE S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20117	M H	125	11/07/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0968/0133	11/05/2002	WD	Q	V	01	8,600

GRANTOR: FAIRFAX NURSING CTR I
GRANTEE: TERRY L & ALICE E C

0891/0388	10/22/1999	TD	Q	V	01	100

GRANTOR: CLERK OF COURT
GRANTEE: FAIRFAX NURSING CTR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

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	2002	2002	3	100	1,200	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 8,500

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		00	0.00	0.00	2.15	AC		1.00	1.00	1.00	14,000.00	14,000.00	30,100							

REVIEW DATE 06/24/2015 BY DF Total Acres: 2.15 Total Land Value: 30,100 Market: 0 Agricultural: 0 Common: 30,100 PRINTED 11/19/2025 BY SYS