LOT 6 QUAIL RIDGE S/D.
891-385, 893-1045, CT 1308-702
WD 1318-1570, WD 1409-797

PINDER COREY J/PINDER MADISON M
324 SW SONOMA WAY
FORT WHITE, FL 32038

2026

35-6S-16-04066-007

BUILDING CHARACTERISTICS

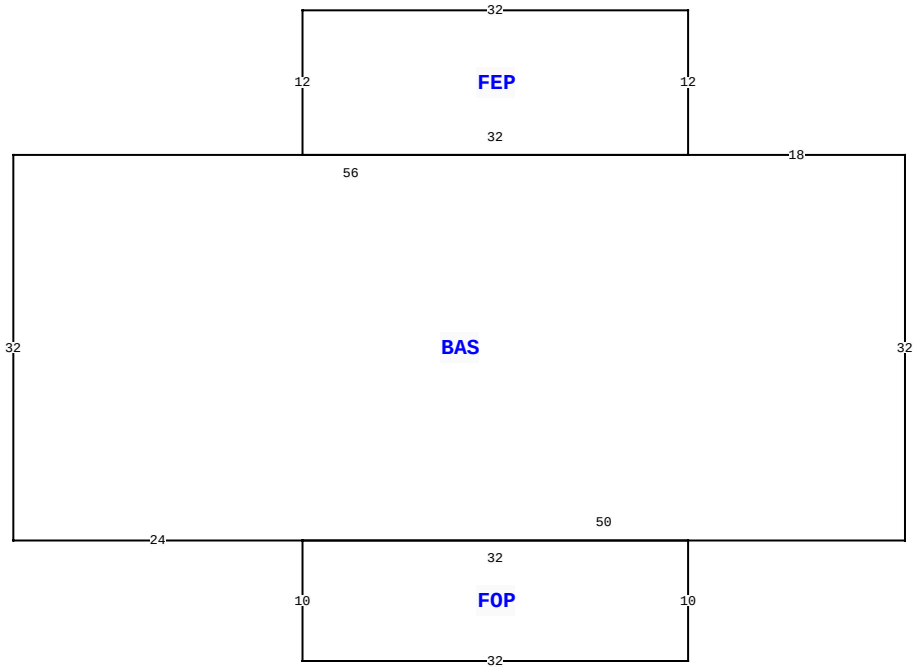
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 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	2,368	100		2,368	215,589
FEP	384	80		307	27,950
FOP	320	30		96	8,740
TOTALS	3,072			2,771	252,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,771	108.3840	121.39	336,372	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2021 Heated Area: 2368 HX Base Yr 2021



324 SW SONOMA WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 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		252,279
TOTAL MARKET OB/XF VALUE		3,530
TOTAL LAND VALUE - MARKET		40,300
TOTAL MARKET VALUE		296,109
SOH/AGL Deduction		65,962
ASSESSED VALUE		230,147
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		179,425
TOTAL JUST VALUE		296,109
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,473

SALE:3:1: NOT IN LINE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16381	SFR	385	12/08/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1409/0797	4/03/2020	WD	Q	I	01	196,000
GRANTOR: DESMOND P HAMMOND						
GRANTEE: COREY J PINDER & MA						
1318/1570	6/01/2016	WD	U	I	12	162,900
GRANTOR: U S BANK TRUST NA						
GRANTEE: DESMOND P HAMMOND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FEP= N12 W32 S12 E32$ W56 S32 E24 FOP= S10 E32 N10 W32$ E50 N32$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	2,200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	700	
3	0060	CARPORT F	0	100	18	20	360.00	UT	3.50	3.50	50	2010	2010	3	50	630	

LAND DESCRIPTION

TOTAL OB/XF 3,530

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	4.03	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,300							

REVIEW DATE 06/24/2015 BY DF Total Acres: 4.03 Total Land Value: 40,300 Market: 0 Agricultural: 0 Common: 40,300 PRINTED 11/19/2025 BY SYS