

LOT 8 QUAIL RIDGE S/D EX BEG AT
RUN W 300.63 FT, RUN N 09 DG W 2
LINE OF LOT 8, ALSO BEING A PT 0

POLING DONAVAN
182 SW BOBWHITE GLN
FT WHITE, FL 32038-3362

2026

35-6S-16-04066-008



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		02
NEIGHBORHOOD/LOC	35616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	84,800
FSP	288	40		115	6,772
TOTALS	1,728			1,555	91,572

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00
2	0080	DECKING	0	0	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		00	0.00	0.00	2.12

REVIEW DATE 06/24/2015 BY DF

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,555	113.9000	107.07	166,494	2002	2002	0	0	0	45.00	55.00
1 MANUF 1 0% - 0												
Heated Area: 1440 HX Base Yr												
182 SW BOBWHITE GLN, FORT WHITE												

TOTAL OB/XF												
8,400												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2010
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2015
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	

TOTAL OB/XF												
8,400												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0200	C	MBL HM	0		00	0.00	0.00	2.12	AC		1.00

Total Acres: 2.12 Total Land Value: 29,680 Market: 0 Agricultural: 0 Common: 29,680

COLUMBIA COUNTY PROPERTY												
PAGE 1 of 1												3

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		91,572
TOTAL MARKET OB/XF VALUE		8,400
TOTAL LAND VALUE - MARKET		29,680
TOTAL MARKET VALUE		129,652
SOH/AGL Deduction		18,385
ASSESSED VALUE		111,267
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		111,267
TOTAL JUST VALUE		129,652
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,652

SALE:2:1: LOT 7, QUAIL RIDGE
SALE:1:1: LOT 7, QUAIL RIDGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1530/2654	11/06/2024	WD	U	I	11	100	
GRANTOR: POLING JENNIFER							
GRANTEE: POLING DONOVAN							
1523/586	9/10/2024	QC	U	I	11	100	
GRANTOR: POLING JENNIFER							
GRANTEE: POLING DONAVAN							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W48 S3 FSP= W12 S24 E12 N24\$ S27 E48 N30\$.									