

LOT 7 QUAIL RIDGE S/D.
690-192, 717-661, WD 1020-1866,

PERRAULT TIM ROBERT
394 SW SONMA WAY
FORT WHITE, FL 32038

2026

35-6S-16-04066-009

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
Exterior Wall	31	VINYL SID	100	0201	02	1,906	115.9000	108.95	207,659	1996	1996	0	0	0	45.00	55.00	VALUATION BY				STANDARD												
Roof Structur	03	GABLE/HIP	100	2 MANUF 1 100% - 2024										Heated Area: 1620										HX Base Yr 2024									
Roof Cover	12	MODULAR MT	100											Tax Group: 3										Tax Dist:									
Interior Wall	05	DRYWALL	100											BUILDING MARKET VALUE										114,212									
Interior Floo	14	CARPET 90												TOTAL MARKET OB/XF VALUE										36,007									
Interior Floo	08	SHT VINYL 10												TOTAL LAND VALUE - MARKET										40,400									
Air Condition	03	CENTRAL 100												TOTAL MARKET VALUE										190,619									
Heating Type	04	AIR DUCTED 100												SOH/AGL Deduction										37,654									
Bedrooms	3	100												ASSESSED VALUE										152,965									
Bathrooms	2	100												TOTAL EXEMPTION VALUE										HX HB 50,722									
Stories	1.	1. 100												BASE TAXABLE VALUE										102,243									
Architectual	01	CONV 100												TOTAL JUST VALUE										190,619									
Units	0	100		NCON VALUE										0																			
Condition Adj	03	03 100		INCOME VALUE																													
Kitchen Adjus	01	01 100		PREVIOUS YEAR MKT VALUE										191,127																			
Quality										05 05										SALE:1:1: LOT 8, QUAIL RIDGE													
DOR CODE										0200MOBILE HOME										XFOB:1:1: REDM MH													
MAP NUM										MKT AREA																							
NEIGHBORHOOD/LOC										35616.010 1.00/																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,620	100		1,620	97,074																												
UEP	288	70		202	12,104																												
UOP	336	25		84	5,034																												
TOTALS										2,244 1,906 114,212										05/14/2024 MLU													
EXTRA FEATURES										394 SW SONOMA WAY, FORT WHITE																							
L N	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	0294	SHED WOOD/	0 100	8 30	240.00	UT	7.50	7.50	100	1993	1993	3	100	1,800																			
2	0280	POOL R/CON	0 100	0 0	242.00	UT	70.00	70.00	100	2008	2008	3	58	9,825																			
3	9945	Well/Sept	0 100	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																			
4	0080	DECKING	0 100	0 0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100																			
5	0060	CARPORT F	0 100	40 28	1,120.00	UT	3.50	3.50	100	2010	2010	3	100	3,920																			
6	0210	GARAGE U	0 100	26 32	832.00	UT	16.00	16.00	100	2015	2015	3	100	13,312																			
7	0166	CONC,PAVMT	0 100	0 0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50																			
LAND DESCRIPTION										TOTAL OB/XF										36,007													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	4.04	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,400																
REVIEW DATE 06/24/2015 BY DF Total Acres: 4.04 Total Land Value: 40,400 Market: 0 Agricultural: 0 Common: 40,400 PRINTED 11/19/2025 BY SYS																																	