LOT 10 QUAIL RIDGE S/D.

643-734, WD 1423-1542,

KEEN DONALD E/KEEN EDITH M
312 SW BOBWHITE GLN
FORT WHITE, FL 32038

2026

35-6S-16-04066-011

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
Units		0 100
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

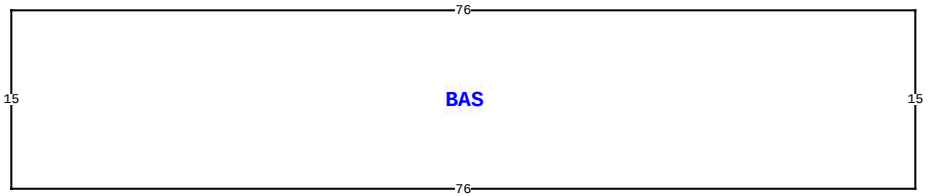
NEIGHBORHOOD/LOC 35616.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100		1,140	67,133
TOTALS	1,140			1,140	67,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,140	113.9000	107.07	122,060	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 1140 HX Base Yr 2022



314 SW BOBWHITE GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		67,133
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		40,500
TOTAL MARKET VALUE		114,633
SOH/AGL Deduction		29,448
ASSESSED VALUE		85,185
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		34,463
TOTAL JUST VALUE		114,633
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050564	Electrical Servic	0	08/15/2024
11534	M H	125	08/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1423/1542	7/02/2020	WD	U	V	11	100
GRANTOR: FAIRFAX NURSING CENTE						
GRANTEE: DONALD E & EDITH M						
0615/0033	2/01/1987	AG	Q	V		26,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S15 E76 N15$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	4.05	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,500							

REVIEW DATE 11/18/2020 BY GM Total Acres: 4.05 Total Land Value: 40,500 Market: 0 Agricultural: 0 Common: 40,500 PRINTED 10/03/2025 BY SYS