LOT 13 QUAIL RIDGE S/D.
646-207, WD 1212-1346, QC 1220-1

SANCHEZ PRISCILA/PIMENTEL MARCIA
393 SW BOBWHITE GLN
FORT WHITE, FL 32038

2026

35-6S-16-04066-014

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

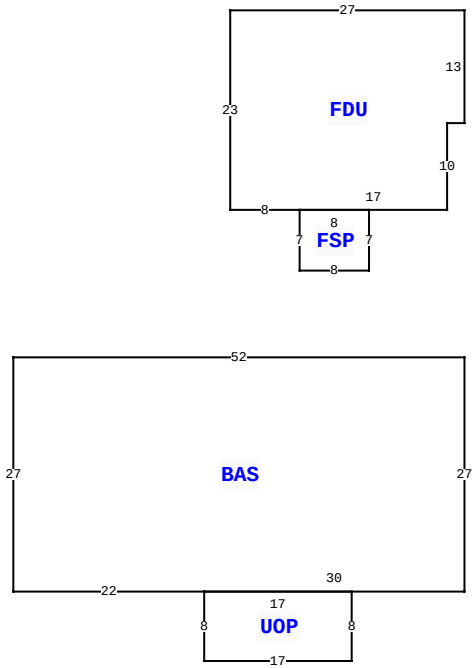
DOR CODE 0201 MODULAR HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 35616.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	114,817
FDU	601	60		361	29,522
FSP	56	40		22	1,799
UOP	136	20		27	2,208
TOTALS	2,197			1,814	148,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	1,814	108.4000	99.73	180,910	2016	2016	0	0	0	18.00	82.00

1 MODULAR 1 100% - 2017 Heated Area: 1404 HX Base Yr 2017



393 SW BOBWHITE GLN, 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		148,346
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		61,560
TOTAL MARKET VALUE		211,106
SOH/AGL Deduction		104,285
ASSESSED VALUE		106,821
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		6,099
TOTAL JUST VALUE		211,106
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35304	STORAGE	256	05/11/2017
33733	SFR	425	02/01/2016
003947	SFR	37,000	07/10/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1482/2490	1/17/2023	WD	U	I	11	100
GRANTOR: SANCHEZ PRISCILA						
GRANTEE: SANCHEZ PRISCILA						
1302/2570	10/06/2015	WD	Q	V	01	28,000
GRANTOR: NICOLE ROSENBERG-MARS						
GRANTEE: PRISCILA SANCHEZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E22 UOP= S8 E17 N8 W17$ E30 N27$ PTR= N40 FDU= W27 S23 E8 FSP= S7 E8 N7 W8$ E17 N10 E2 N13$ S40$.

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	2016	2016	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0201	C	MOD HOME	100		00	0.00	0.00	7.20	AC		1.00	1.00	0.90	9,500.00	8,550.00	61,560							

REVIEW DATE 12/20/2017 BY HC Total Acres: 7.20 Total Land Value: 61,560 Market: 0 Agricultural: 0 Common: 61,560 PRINTED 11/18/2025 BY SYS