LOT 15 QUAIL RIDGE S/D.
QC 1045-810, WD 1045-811, WD 104

DAVIES DONALD/DAVIES SANDRA
269 SW BOBWHITE GLN
FORT WHITE, FL 32038

2026

35-6S-16-04066-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

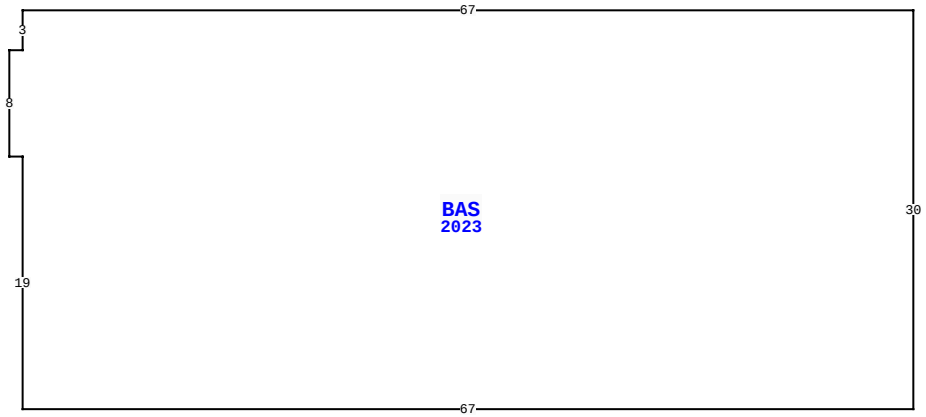
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	2,018	100	2023	2,018	228,787
TOTALS	2,018			2,018	228,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0212	02	2,018	117.0000	119.34	240,828	2022	2022	0	0	0	5.00	95.00

1 MODULAR 3 100% - 2023 Heated Area: 2018 HX Base Yr 2023



269 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		228,787
TOTAL MARKET OB/XF VALUE		52,000
TOTAL LAND VALUE - MARKET		40,200
TOTAL MARKET VALUE		320,987
SOH/AGL Deduction		0
ASSESSED VALUE		320,987
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		265,265
TOTAL JUST VALUE		320,987
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042423	Modular Building		07/27/2021
000042051	Storage Building	6,000	06/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1376/0514	1/11/2019	WD	Q	V	01	27,200
GRANTOR: DANIELLE MARCOE						
GRANTEE: DONALD & SANDRA DAV						
1047/1609	5/16/2005	WD	Q	V		42,000
GRANTOR: KE-PR PROPERTIES						
GRANTEE: WILLIAM J II & DANI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,10] W67 S3 W1 S8 E1 S19 E67 N30 $
.

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	2023	2022		100	7,000	
2	0031	BARN,MT AE	0	100	30	60	1,800.00	UT	25.00	25.00	100	2023	2022		100	45,000	

LAND DESCRIPTION

TOTAL OB/XF 52,000

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	4.02	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,200							

REVIEW DATE 03/11/2022 BY MLU Total Acres: 4.02 Total Land Value: 40,200 Market: 0 Agricultural: 0 Common: 40,200 PRINTED 11/18/2025 BY SYS