

LOT 28 QUAIL RIDGE S/D.
ORB 910-1069, 972-334.
QC 1016-773, WD 1023-1540.

DAIES MICHAEL
369 SW SONOMA WAY
FT WHITE, FL 32038

2026

35-6S-16-04066-029



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200MOBILE 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	672	100		672	11,876
UOP	70	25		18	318
TOTALS	742			690	12,194

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	100	2010
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		00	0.00	0.00	4.03	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	690	73.6290	44.18	30,484	1994	1994	0	0	0 60.00	40.00
1 MOBILE HME 100% - 2019 Heated Area: 672 HX Base Yr 2019											
48 14 32 16 10 7 10 10 10 10 10 10											
BAS											
UOP											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/14/2024 MLU											

TOTAL OB/XF											
7,300											

COLUMBIA COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY											
STANDARD											
Tax Group: 3 Tax Dist:											
BUILDING MARKET VALUE											
12,194											
TOTAL MARKET OB/XF VALUE											
7,300											
TOTAL LAND VALUE - MARKET											
32,240											
TOTAL MARKET VALUE											
51,734											
SOH/AGL Deduction											
23,304											
ASSESSED VALUE											
28,430											
TOTAL EXEMPTION VALUE											
HX HB											
25,000											
BASE TAXABLE VALUE											
3,430											
TOTAL JUST VALUE											
51,734											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
51,734											
SALE:5:1: SPECIAL WARRANTY DEED											
PRMT:1:1: 14X52 1993											
PERMIT NUM											
DESCRIPTION											
AMT											
ISSUED											
7862											
M H											
100											
12/06/1993											
7863											
M H											
100											
12/06/1993											
SALES DATA											
OFF RECORD											
Number											
DATE											
TYPE											
Q U											
V I											
RSN											
CD											
SALE											
PRICE											
1023/1540											
8/05/2004											
WD											
U											
I											
07											
30,900											
GRANTOR: DON & MABEL WOLFE											
GRANTEE: MICHAEL DAIES											
1016/0773											
3/27/2004											
QC											
Q											
I											
01											
26,000											
GRANTOR: STEVE & PHYLLIS HANAC											
GRANTEE: DON & MABEL WOLFE											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W48 S14 E32 UOP= S7 E10 N7 W10\$ E16 N14\$.											