LOT 29 QUAIL RIDGE S/D.
ORB 740-1058, 880-1937, 880-1938

SMITH TRACEY A/SMITH DEBBIE L
321 SW SONOMA WAY
FT WHITE, FL 32038

2026

35-6S-16-04066-030

BUILDING CHARACTERISTICS

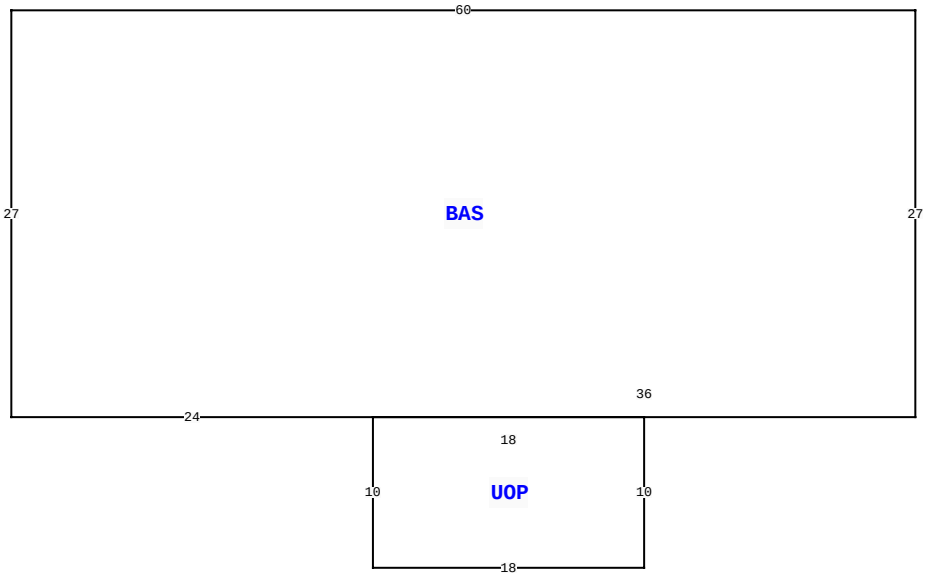
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,620	100		1,620	98,750
UOP	180	25		45	2,743
TOTALS	1,800			1,665	101,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,665	117.9000	110.83	184,532	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 100% - 2000 Heated Area: 1620 HX Base Yr 2000



321 SW SONOMA WAY, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		101,493
TOTAL MARKET OB/XF VALUE		8,300
TOTAL LAND VALUE - MARKET		33,440
TOTAL MARKET VALUE		143,233
SOH/AGL Deduction		79,325
ASSESSED VALUE		63,908
TOTAL EXEMPTION VALUE	HX HB	38,908
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		143,233
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,233

SALE:1:1: LOT 29 QUAIL RIDGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16129	M H	125	10/11/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0880/1938	5/10/1999	WD	Q	V		15,000
GRANTOR: S WALKER						
GRANTEE: SMITH						
0740/1058	12/31/1990	AG	Q	V		12,500
GRANTOR: FAIRFAX NURSING CTR						
GRANTEE: STEVEN WALKER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E24 UOP= S10 E18 N10 W18$ E36 N27$.

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	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	50	1999	1999	3	50	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	
3	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 8,300

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	4.18	AC		1.00	1.00	0.80	10,000.00	8,000.00	33,440							

REVIEW DATE 06/24/2015 BY DF Total Acres: 4.18 Total Land Value: 33,440 Market: 0 Agricultural: 0 Common: 33,440 PRINTED 10/10/2025 BY SYS