LOT 31 QUAIL RIDGE S/D.
589-371, 725-628, 782-747, 1008-

STAAB ROBERT ERIC
123 SW SONOMA WAY
FORT WHITE, FL 32038

2026

35-6S-16-04066-032

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

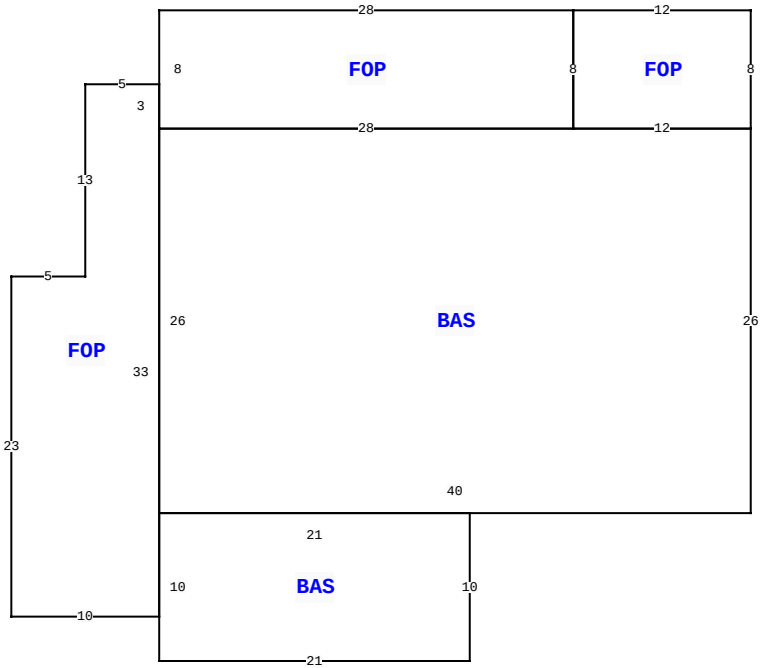
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	210	100		210	11,145
BAS	1,040	100		1,040	55,196
FOP	96	30		29	1,539
FOP	224	30		67	3,556
FOP	295	30		88	4,671
TOTALS	1,865			1,434	76,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,434	105.3000	117.94	169,126	1986	1986	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 2025 Heated Area: 1250 HX Base Yr



123 SW SONOMA WAY, 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	76,107
TOTAL MARKET OB/XF VALUE	1,600
TOTAL LAND VALUE - MARKET	26,460
TOTAL MARKET VALUE	104,167
SOH/AGL Deduction	0
ASSESSED VALUE	104,167
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,167
TOTAL JUST VALUE	104,167
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,167

LAND:1:1: DOR 1994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051455	Roof Replacement	7,500	11/08/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1525/2160	10/18/2024	WD	Q	I	01	125,000
GRANTOR: TORRES ERIC						
GRANTEE: STAAB ROBERT ERIC						
1383/0962	4/09/2019	WD	U	I	12	57,500
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: ERIC & AIMEE TORRES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N8 W28 S8 E28$ BAS= W28 FOP= N3 W5 S13 W5 S23 E10 N33$
S26 BAS= S10 E21 N10 W21$ E40 N26 FOP= N8 W12 S8 E12$ W12$.

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	0	10	20	200.00	UT	7.00	7.00	50	2005	2005	3	50	700	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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	0100	C	SFR	0		00	0.00	0.00	1.89	AC		1.00	1.00	1.00	14,000.00	14,000.00	26,460							

REVIEW DATE 11/25/2024 BY JS Total Acres: 1.89 Total Land Value: 26,460 Market: 0 Agricultural: 0 Common: 26,460 PRINTED 10/10/2025 BY SYS