

BEG NE COR OF S1/2 OF GOV'T LOT  
271.10 FT, RUN S 43 DG W 1120.26  
R/W CR-138, RUN NW'RLY ALONG R/W

MCQUAIG TRACY DELL/MCQUAIG KAREN  
6085 SW COUNTY RD 138  
FORT WHITE, FL 32038

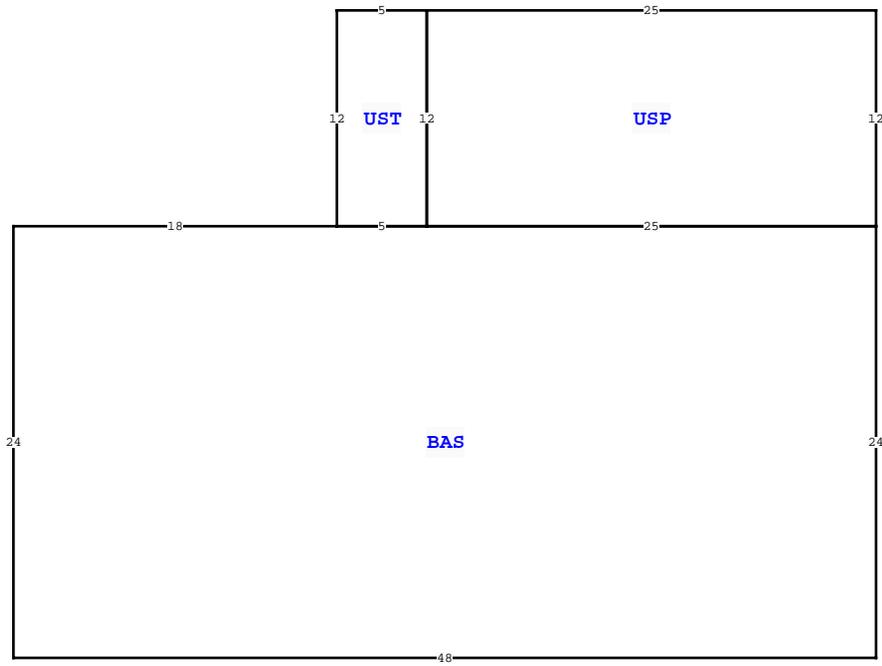
2026

20-7S-16-04264-001



ELEMENT		CD	CONSTRUCTION
Exterior Wall	03		BELOW AVG. 100
Roof Structur	03		GABLE/HIP 100
Roof Cover	12		MODULAR MT 100
Interior Wall	04		PLYWOOD 100
Interior Floor	14		CARPET 90
Interior Floor	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
Architctual	01		CONV 100
Units			0 100
Condition Adj	02		02 100
Kitchen Adjus	01		01 100
Quality	05		05
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20716.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,152	100	
USP	300	35	
UST	60	45	
TOTALS	1,512		

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,284	90.8100	57.21	73,458	1978	1978	0	0	60.00	40.00
1 MOBILE HME 100% - 2004 Heated Area: 1152 HX Base Yr 2004											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			29,383
TOTAL MARKET OB/XF VALUE			18,300
TOTAL LAND VALUE - MARKET			86,940
TOTAL MARKET VALUE			134,623
SOH/AGL Deduction			89,413
ASSESSED VALUE			45,210
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			20,210
TOTAL JUST VALUE			134,623
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			116,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8502	M H	125	06/16/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/1288	7/06/2022	PB U		I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: MCQUAIG TRACEY D						
1428/1952	1/19/2021	QC U		I	30	100
GRANTOR: MCQUAIG TRACY						
GRANTEE: MCQUAIG TRACY						

L N	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	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	100	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	200	
3	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	200	
4	9946	Well	0	100	0	0	UT	4,000.00	4,000.00	100			3	100	4,000	
5	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	200	
6	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	100	
8	9947	Septic	0	100	0	0	UT	3,000.00	3,000.00	100			3	100	3,000	
9	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	300	
10	9947	Septic	0	100	0	0	UT	3,000.00	3,000.00	100			3	100	3,000	

EXTRA FEATURES		BLD DATE	LGL DATE	LAND DATE	AG DATE
6085 SW COUNTY ROAD 138, FORT WHITE				05/06/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W18 S24 E48 N24 USP= N12 W25 S12 E25\$ W25 UST= N12W5 S12 E5\$ W5\$.	

LAND DESCRIPTION		TOTAL OB/XF 18,100																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	5.54	AC		1.00	1.00	1.00	10,500.00	10,500.00	58,170							
2	0000	C	VAC RES	100		A-1	0.00	0.00	2.74	AC		1.00	1.00	1.00	10,500.00	10,500.00	28,770							

