

LOT 20 QUAIL RIDGE S/D,
ORB 746-955, WD 891-711,
ORB 906-1291, CT 1285-2293,

CLARK CYNTHIA L
250 SW COOK ST
FORT WHITE, FL 32038

2026

26-6S-16-04066-021


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	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
Architectural	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	26616.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
UOP	168	25	
TOTALS	1,680		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2016	Heated Area: 1512			HX Base Yr 2016				

BAS

UOP

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			93,453
TOTAL MARKET OB/XF VALUE			8,200
TOTAL LAND VALUE - MARKET			43,264
TOTAL MARKET VALUE			144,917
SOH/AGL Deduction			82,058
ASSESSED VALUE			62,859
TOTAL EXEMPTION VALUE	HX HB	37,859	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			144,917
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			132,993
SALE:2:1: SALE NOT IN LINE			
SALE:1:1: LOT 20 QUAIL HEIGHTS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17322	M H	125	08/14/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/2670	9/30/2015	WD	U	I	12	65,000
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: CYNTHIA L CLARK (MA						
1285/2293	12/08/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT (JOHN						
GRANTEE: WELLS FARGO BANK N						

EXTRA FEATURES		250 SW COOK ST, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	9945	Well/Sept	7,000.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				05/06/2026	MLU

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W56 S27 E31 UOP= S12 E14 N12 W14\$ E25 N27\$.									

LAND DESCRIPTION										TOTAL OB/XF														
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		00	0.00	0.00	4.16	AC		1.00	1.00	0.80	13,000.00	10,400.00	43,264							