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

2027

26-6S-16-04066-021

BUILDING CHARACTERISTICS

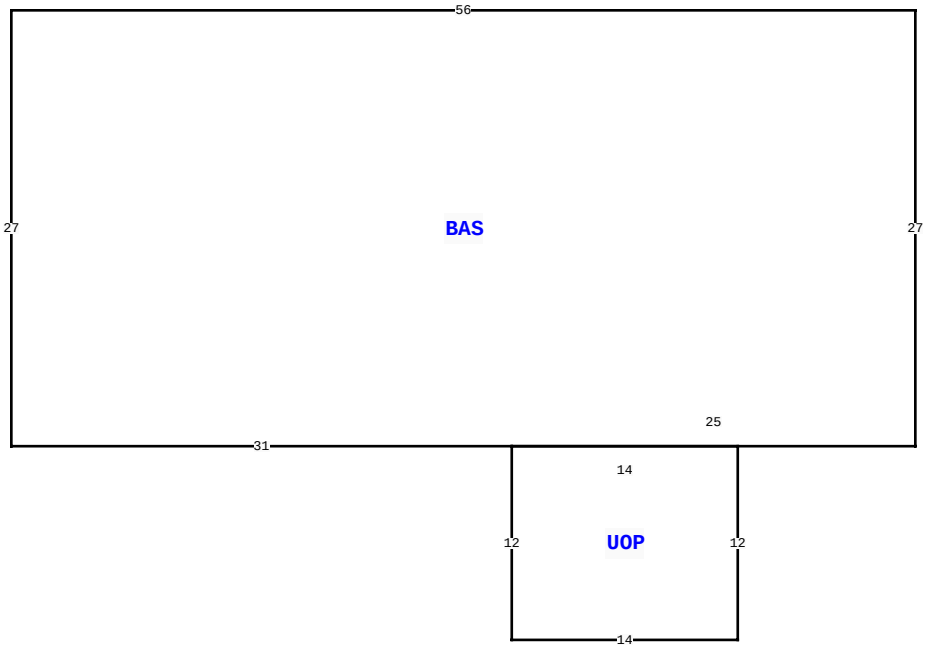
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	26616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	89,638
UOP	168	25		42	2,490
TOTALS	1,680			1,554	92,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,554	115.9000	107.79	167,506	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 100% - 2016 Heated Area: 1512 HX Base Yr 2016



250 SW COOK ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	92,128
TOTAL MARKET OB/XF VALUE	10,200
TOTAL LAND VALUE - MARKET	43,264
TOTAL MARKET VALUE	145,592
SOH/AGL Deduction	78,787
ASSESSED VALUE	66,805
TOTAL EXEMPTION VALUE	HX HB 41,805
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	145,592
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,583

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E31 UOP= S12 E14 N12 W14$ E25 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	
5	0020	BARN,FR	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

LAND DESCRIPTION

TOTAL OB/XF 10,200

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	4.16	AC		1.00	1.00	0.80	13,000.00	10,400.00	43,264							

REVIEW DATE 06/03/2026 BY AJ Total Acres: 4.16 Total Land Value: 43,264 Market: 0 Agricultural: 0 Common: 43,264 PRINTED 11/17/2026 BY SYS