

LOT 25 QUAIL RIDGE S/D
ORB 647-152, WD 870-844,
WD 870-845, (FJ DIV#04-383DR

LOBAUGH MARY K/LOBAUGH JAMES R
606 SW COOK STREET
FT WHITE, FL 32038

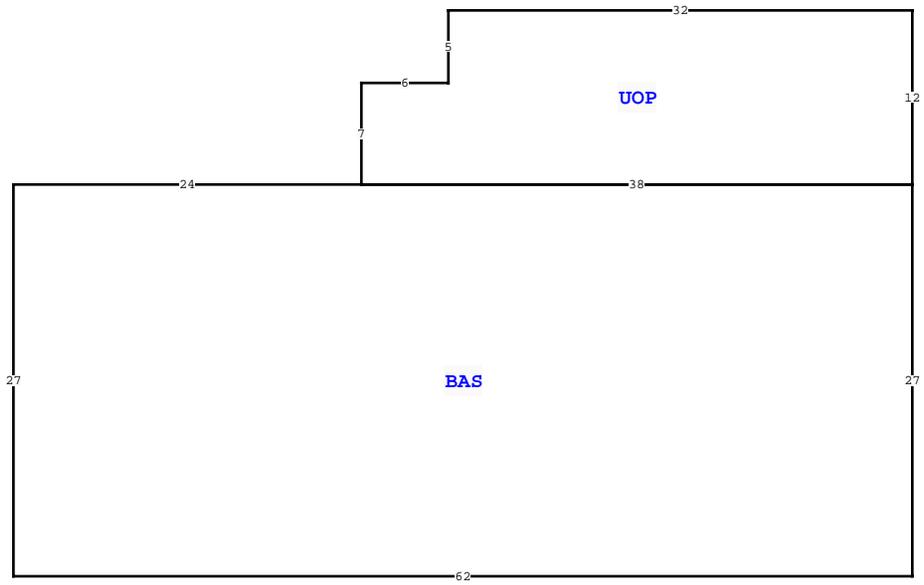
2026

26-6S-16-04066-026



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
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
BAS	1,674	100	
UOP	426	25	
TOTALS	2,100		1,780 48,658

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	100%	- 1999								
				Heated Area: 1674			HX Base Yr 1999				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			48,658
TOTAL MARKET OB/XF VALUE			8,700
TOTAL LAND VALUE - MARKET			51,584
TOTAL MARKET VALUE			108,942
SOH/AGL Deduction			41,619
ASSESSED VALUE			67,323
TOTAL EXEMPTION VALUE	HX HB	42,323	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			108,942
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			97,038
SALE:1:1: LOT 25 QUAIL RIDGE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
14726	M H	125	11/13/1998
8776	M H	125	08/24/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1189/2435	2/19/2010	QC	U	I	11	100
GRANTOR: MARY K LOBAUGH (FKA M						
GRANTEE: MARY K & JAMES R LO						
0870/0845	11/10/1998	WD	Q	I	01	0
GRANTOR: W MINCEY						
GRANTEE: MARY K MINCEY						

EXTRA FEATURES																
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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	1998	1998	3	100	1,200	
2	0255	MBL HOME S	0	100	0	0		1.00	UT 0.00	100	2010	2010	3	100	500	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W24 S27 E62 N27 UOP= N12 W32 S5 W6 S7 E38§ W38§.									

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	4.96	AC		1.00	1.00	0.80	13,000.00	10,400.00	51,584							