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

2027

26-6S-16-04066-026

BUILDING CHARACTERISTICS

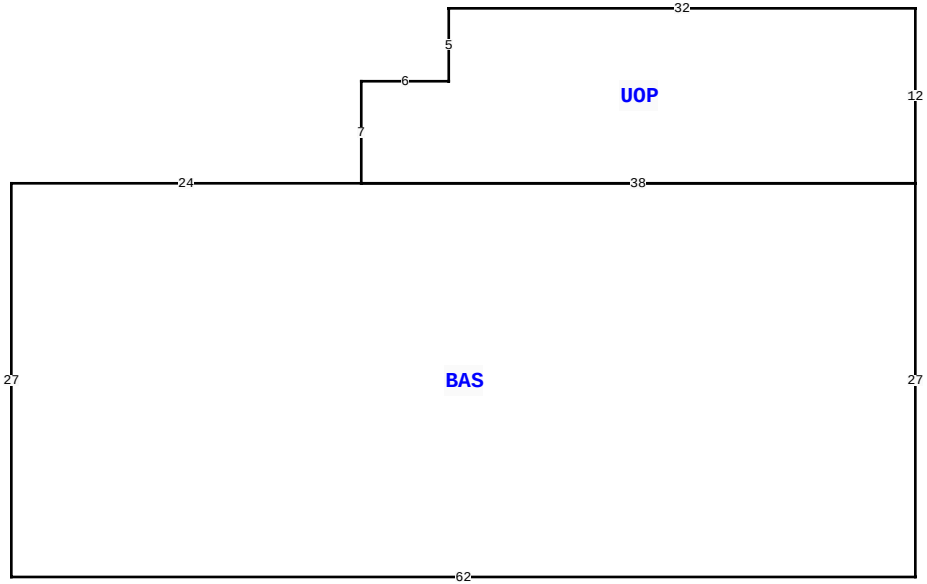
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,674	100		1,674	46,564
UOP	426	25		106	2,948
TOTALS	2,100			1,780	49,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,780	115.9000	69.54	123,781	1999	1998	0	0	0	60.00	40.00

2 MOBILE HME 100% - 1999 Heated Area: 1674 HX Base Yr 1999



606 SW COOK ST, FORT WHITE

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

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	1998	1998	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	800.00	800.00	100	2026	2025		100	800	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	
5	0030	BARN,MT	0	100	28	24	1.00	UT	10,752.00	10,752.00	100	2026	2025		100	10,752	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	49,512
TOTAL MARKET OB/XF VALUE	20,352
TOTAL LAND VALUE - MARKET	51,584
TOTAL MARKET VALUE	121,448
SOH/AGL Deduction	43,797
ASSESSED VALUE	77,651
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	26,240
TOTAL JUST VALUE	121,448
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,448

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S27 E62 N27 UOP= N12 W32 S5 W6 S7 E38$ W38$.

LAND DESCRIPTION

TOTAL OB/XF 20,352

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

REVIEW DATE 06/03/2026 BY AJ Total Acres: 4.96 Total Land Value: 51,584 Market: 0 Agricultural: 0 Common: 51,584 PRINTED 11/17/2026 BY SYS