

LOT 2 QUAIL RIDGE S/D.
ORB 709-746, 891-388, 968-133.

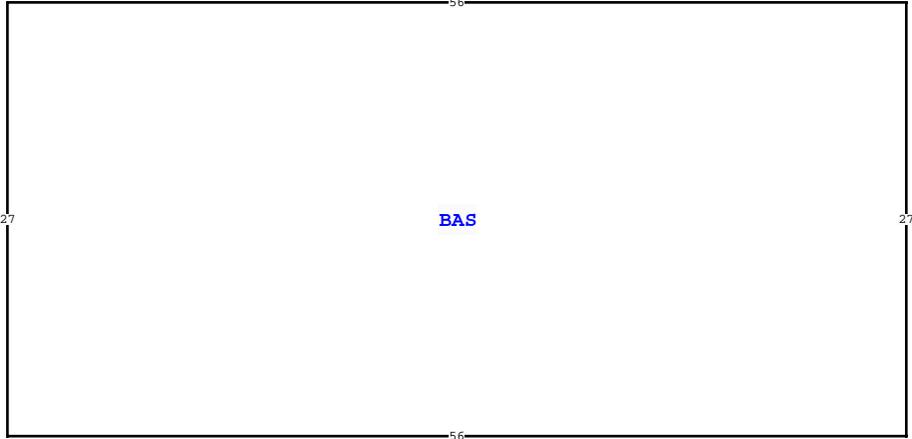
ALLOWAY TERRY L/CALLOWAY ALICE E
4635 SW COUNTY RD 18
FT WHITE, FL 32038

2026

35-6S-16-04066-003
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS					
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	35616.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	90,927
TOTALS	1,512			1,512	90,927

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% - 2003		165,322	2001	2001	0	0	45.00	55.00
				Heated Area: 1512			HX Base Yr 2003				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		90,927	
TOTAL MARKET OB/XF VALUE		8,500	
TOTAL LAND VALUE - MARKET		34,400	
TOTAL MARKET VALUE		133,827	
SOH/AGL Deduction		67,851	
ASSESSED VALUE		65,976	
TOTAL EXEMPTION VALUE		40,976	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		133,827	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		127,640	
SALE:1:1: LOT 2, QUAIL RIDGE S/D			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20117	M H	125	11/07/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0968/0133	11/05/2002	WD	Q	V	01	8,600
GRANTOR: FAIRFAX NURSING CTR I						
GRANTEE: TERRY L & ALICE E C						
0891/0388	10/22/1999	TD	Q	V	01	100
GRANTOR: CLERK OF COURT						
GRANTEE: FAIRFAX NURSING CTR						

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	2002	2002	3	100	1,200	
2	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	100	2015	2015	3	100	200	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	100	2015	2015	3	100	100	
TOTALS																

BUILDING NOTES			
4635 SW COUNTY ROAD 18 , FORT WHITE			

BUILDING DIMENSIONS			
BAS= W56 S27 E56 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	2.15	AC		1.00	1.00	1.00	16,000.00	16,000.00	34,400							