LOT 4 QUAIL RIDGE S/D.
ORB 785-1761. CWD 1087-1242,
WD 1087-1243

SMITH PHILLIP E JR/SMITH HAZEL M
198 SW SONOMA WAY
FT WHITE, FL 32038

2027

35-6S-16-04066-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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 35616.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100		1,773	107,013
FSP	249	40		100	6,036
UOP	288	25		72	4,346
TOTALS	2,310			1,945	117,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,945	118.0000	109.74	213,444	2002	2002	0	0	0	45.00	55.00

2 MANUF 1 100% - 2007 Heated Area: 1773 HX Base Yr 2007



198 SW SONOMA WAY, 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	117,394
TOTAL MARKET OB/XF VALUE	9,900
TOTAL LAND VALUE - MARKET	65,130
TOTAL MARKET VALUE	192,424
SOH/AGL Deduction	94,743
ASSESSED VALUE	97,681
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	46,270
TOTAL JUST VALUE	192,424
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,686

BLDG:1:1: COMMODORE MH
SALE:1:1: LOT 4 QUAIL RIDGE S/D
PRMT:1:1: 14X70
XFOB:1:1: COMMODORE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18841	M H	125	10/16/2001
7370	M H	60	07/13/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1087/1243	6/16/2006	WD	Q	I		150,000
GRANTOR: B ANNETTE NOWELLL(LIN						
GRANTEE: PHILLIP JR & HAZEL						
1087/1242	7/28/2000	WD	Q	I	04	14,500
GRANTOR: FAIRFAX NURSING CENTE						
GRANTEE: B ANNETTE NOWELL LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 UOP= N12 W24 S12 E24$ W34 S27 E34 FSP= S12 E20 N12 W10 N1 W9 S1 W1$ E1 N1 E9 S1 E22 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,900

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	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 05/15/2026 BY KS Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS