LOT 5 QUAIL RIDGE S/D.
ORB 863-410, 889-1211,

DAIES ROGER L SR
276 SW SONOMA WAY
FT WHITE, FL 32038

**2027**

**35-6S-16-04066-006**

## BUILDING CHARACTERISTICS

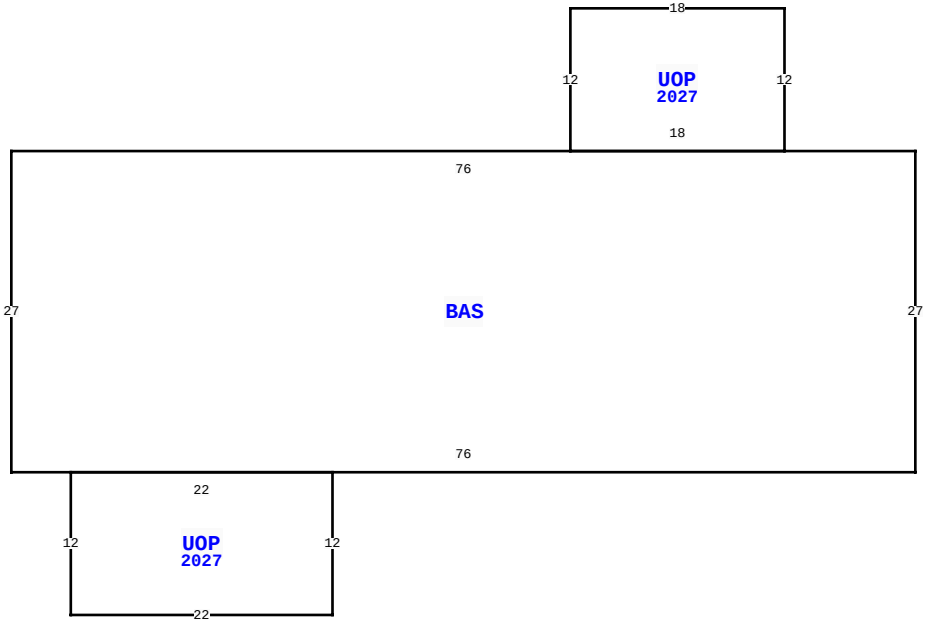
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 35616.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,052 | 100 | | 2,052 | 56,094 |
| UOP | 216 | 25 | 2027 | 54 | 1,476 |
| UOP | 264 | 25 | 2027 | 66 | 1,804 |
| TOTALS | 2,532 | | | 2,172 | 59,374 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,172 | 113.9000 | 68.34 | 148,434 | 2000 | 1999 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2000 Heated Area: 2052 HX Base Yr 2000




276 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1999 | 1999 | 3 | 100 | 1,200 | |
| 2 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 1,200 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 1,200 | |
| 5 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 50 | |
| 6 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 50 | |
| 7 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 300 | |
| 8 | 0030 | BARN,MT | 0 | 100 | 30 | 30 | 1.00 | UT | 14,400.00 | 14,400.00 | 100 | 2027 | 2026 | | 100 | 14,400 | |
| 9 | 0251 | LEAN TO W/ | 0 | 100 | 12 | 30 | 1.00 | UT | 2,500.00 | 2,500.00 | 100 | 2027 | 2026 | | 100 | 2,500 | |
| 10 | 0252 | LEAN-TO W/ | 0 | 100 | 12 | 30 | 1.00 | UT | 1,800.00 | 1,800.00 | 100 | 2027 | 2026 | | 100 | 1,800 | |

## LAND DESCRIPTION

TOTAL OB/XF 29,700

| 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 | 4.08 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 53,040 | | | | | | | |

REVIEW DATE 05/15/2026 BY KS Total Acres: 4.08 Total Land Value: 53,040 Market: 0 Agricultural: 0 Common: 53,040 PRINTED 11/17/2026 BY SYS

## COLUMBIA COUNTY PROPERTY



VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 59,374 |
| TOTAL MARKET OB/XF VALUE | 30,510 |
| TOTAL LAND VALUE - MARKET | 53,040 |
| TOTAL MARKET VALUE | 142,924 |
| SOH/AGL Deduction | 39,546 |
| ASSESSED VALUE | 103,378 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 51,967 |
| TOTAL JUST VALUE | 142,924 |
| NCON VALUE | 22,790 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 120,134 |

SALE:3:1: W,S,E ADDED AFTER SALE

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 16309 | M H | 125 | 11/19/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0889/1211 | 9/22/1999 | WD | Q | V | 03 | 12,000 |
| GRANTOR: FAIRFAX NURSING CTR | | | | | | |
| GRANTEE: R DAIES SR | | | | | | |
| 0863/0410 | 5/21/1998 | CT | Q | V | 01 | 500 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: FAIRFAX NURSING CTR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W76 S27 E76 N27 $
UOP=[YR=2027;ORIG=-29,-12] E18 S12 W18 N12 $
UOP=[YR=2027;ORIG=-71,27] E22 S12 W22 N12 $
.

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ORB 863-410, 889-1211,

DAIES ROGER L SR
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**2027**

**35-6S-16-04066-006**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| 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 |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

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| | | | | | | | | | | | | |

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

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

### VALUATION SUMMARY

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| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
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| TOTAL JUST VALUE | | 142,924 |
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| PREVIOUS YEAR MKT VALUE | | 120,134 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
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|---|---|---|---|---|---|---|
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| GRANTOR: FAIRFAX NURSING CTR | | | | | | |
| GRANTEE: R DAIES SR | | | | | | |
| 0863/0410 | 5/21/1998 | CT | Q | V | 01 | 500 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: FAIRFAX NURSING CTR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0294 | SHED WOOD/ | 0 | 100 | 6 | 9 | 1.00 | UT | 810.00 | 810.00 | 100 | 2027 | 2026 | | 100 | 810 | |

## LAND DESCRIPTION

TOTAL OB/XF 810

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 05/15/2026 BY KS Total Acres: 4.08 Total Land Value: 53,040 Market: 0 Agricultural: 0 Common: 53,040 PRINTED 11/17/2026 BY SYS