

LOT 6 QUAIL RIDGE S/D.  
891-385, 893-1045, CT 1308-702  
WD 1318-1570, WD 1409-797

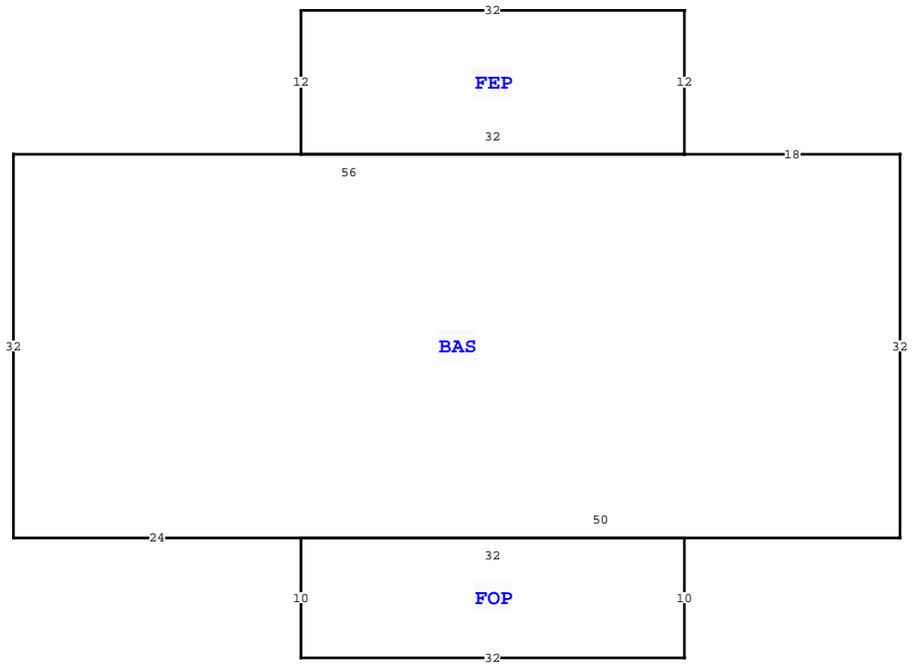
PINDER COREY J/PINDER MADISON M  
324 SW SONOMA WAY  
FORT WHITE, FL 32038

**2026**

35-6S-16-04066-007  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35616.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,368	100	
FEP	384	80	
FOP	320	30	
TOTALS	3,072		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,771	108.3840	123.56	342,385	2000	2000	0	0	25.00	75.00		
1 SINGLE FAM 100% - 2021 Heated Area: 2368 HX Base Yr 2021													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			256,789
TOTAL MARKET OB/XF VALUE			3,530
TOTAL LAND VALUE - MARKET			52,390
TOTAL MARKET VALUE			312,709
SOH/AGL Deduction			83,232
ASSESSED VALUE			229,477
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			178,066
TOTAL JUST VALUE			312,709
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			299,473
SALE:3:1: NOT IN LINE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16381	SFR	385	12/08/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1409/0797	4/03/2020	WD Q	Q	I	01	196,000
GRANTOR: DESMOND P HAMMOND						
GRANTEE: COREY J PINDER & MA						
1318/1570	6/01/2016	WD U	U	I	12	162,900
GRANTOR: U S BANK TRUST NA						
GRANTEE: DESMOND P HAMMOND						

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	2,200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	700	
3	0060	CARPORT F	0	100	18	20	360.00	UT	3.50	50	2010	2010	3	50	630	
TOTALS														3,530		

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	0100	C	SFR	100		00	0.00	0.00	4.03	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,390							