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

**2027**

**35-6S-16-04066-007**

## BUILDING CHARACTERISTICS

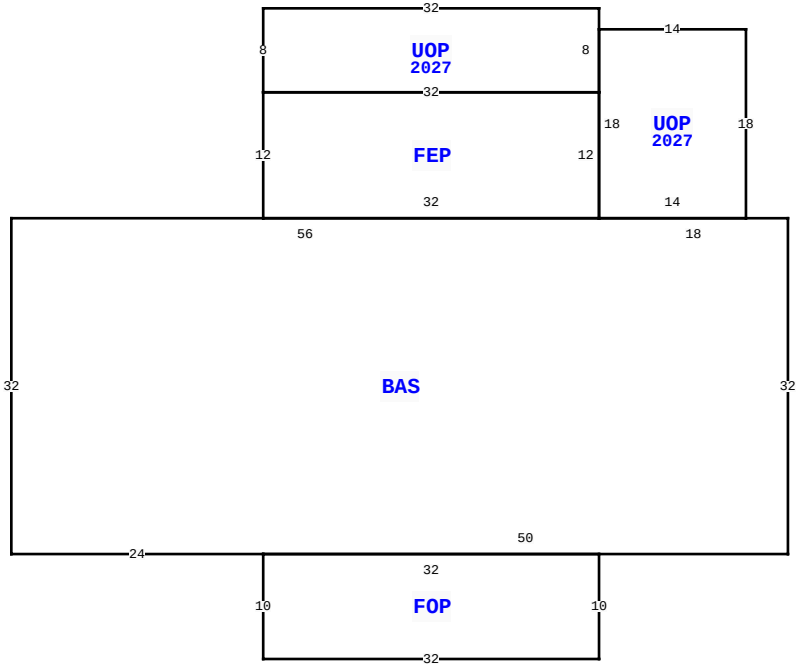
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,368 | 100 | | 2,368 | 209,533 |
| FEP | 384 | 80 | | 307 | 27,165 |
| FOP | 320 | 30 | | 96 | 8,495 |
| UOP | 252 | 20 | 2027 | 50 | 4,424 |
| UOP | 256 | 20 | 2027 | 51 | 4,513 |
| TOTALS | 3,580 | | | 2,872 | 254,129 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,872 | 107.2550 | 117.98 | 338,839 | 2000 | 2000 | 0 | 0 | 0 | 25.00 | 75.00 |

1 SINGLE FAM 100% - 2021 Heated Area: 2368 HX Base Yr 2021




324 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 | 2,200 | |
| 2 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 700 | |
| 3 | 0060 | CARPORT F | 0 | 100 | 18 | 20 | 360.00 | UT | 3.50 | 3.50 | 50 | 2010 | 2010 | 3 | 50 | 630 | |
| 4 | 0030 | BARN,MT | 0 | 100 | 25 | 30 | 1.00 | UT | 12,000.00 | 12,000.00 | 100 | 2027 | 2026 | | 100 | 12,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 254,129 |
| TOTAL MARKET OB/XF VALUE | 15,530 |
| TOTAL LAND VALUE - MARKET | 52,390 |
| TOTAL MARKET VALUE | 322,049 |
| SOH/AGL Deduction | 67,328 |
| ASSESSED VALUE | 254,721 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 203,310 |
| TOTAL JUST VALUE | 322,049 |
| NCON VALUE | 18,360 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 308,199 |

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 | I | 01 | 196,000 |
| GRANTOR: DESMOND P HAMMOND | | | | | | |
| GRANTEE: COREY J PINDER & MA | | | | | | |
| 1318/1570 | 6/01/2016 | WD | U | I | 12 | 162,900 |
| GRANTOR: U S BANK TRUST NA | | | | | | |
| GRANTEE: DESMOND P HAMMOND | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W18 W56 S32 E24 E50 N32 $
FEP=[ORIG=-18,0] N12 W32 S12 E32 $
FOP=[ORIG=-50,32] S10 E32 N10 W32 $
UOP=[YR=2027;ORIG=-18,-18] E14 S18 W14 N18 $
UOP=[YR=2027;ORIG=-50,-20] E32 S8 W32 N8 $
.

## LAND DESCRIPTION

TOTAL OB/XF 15,530

| 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 | 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 | | | | | | | |

REVIEW DATE 05/15/2026 BY KS Total Acres: 4.03 Total Land Value: 52,390 Market: 0 Agricultural: 0 Common: 52,390 PRINTED 11/17/2026 BY SYS