

LOT 7 QUAIL RIDGE S/D.
690-192, 717-661, WD 1020-1866,

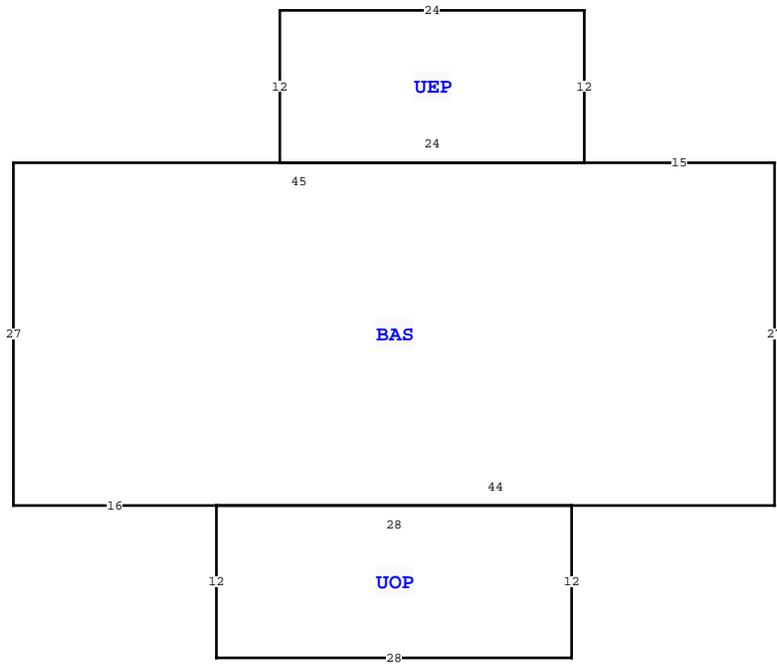
PERRAULT TIM ROBERT
394 SW SONMA WAY
FORT WHITE, FL 32038

2026

35-6S-16-04066-009
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	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
BAS	1,620	100	
UEP	288	70	
UOP	336	25	
TOTALS	2,244		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,906	115.9000	108.95	207,659	1996	1996	0	0	45.00	55.00
2 MANUF 1 100% - 2024 Heated Area: 1620 HX Base Yr 2024											



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		114,212
TOTAL MARKET OB/XF VALUE		36,007
TOTAL LAND VALUE - MARKET		52,520
TOTAL MARKET VALUE		202,739
SOH/AGL Deduction		50,219
ASSESSED VALUE		152,520
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		101,109
TOTAL JUST VALUE		202,739
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,127

SALE:1:1: LOT 8, QUAIL RIDGE
XFOB:1:1: REDM MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055351	Swimming Pool and	83,800	03/26/2026
000054939	Modular Building		02/03/2026
000054882	Right-of-Way Acce		01/26/2026
000054773	Electrical Servic		01/06/2026
26938	POOL	150	04/21/2008
20351	M H	125	01/24/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1558/2483	1/22/2026	LE U		I	14	100
GRANTOR: PERRAULT TIM R						
GRANTEE: PERRAULT TIM R (ENH						
1490/2734	3/09/2023	QC U		I	11	100
GRANTOR: PERRAULT TIM R						
GRANTEE: PERRAULT TIM R						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	8	30	UT	7.50	7.50	100	1993
2	0280	POOL R/CON	0	100	0	0	UT	70.00	70.00	100	2008
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	
4	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2010
5	0060	CARPORT F	0	100	40	28	UT	3.50	3.50	100	2010
6	0210	GARAGE U	0	100	26	32	UT	16.00	16.00	100	2015
7	0166	CONC,PAVMT	0	100	0	0	UT	0.00	0.00	100	2015

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
394 SW SONOMA WAY, FORT WHITE											
BLD DATE: 05/06/2026 MLU											
LGL DATE: 05/06/2026 MLU											
XF DATE: 05/06/2026 MLU											
INC DATE: 05/06/2026 MLU											
AG DATE: 05/06/2026 MLU											
TOTAL OB/XF VALUE: 36,007											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W15 UEP= N12 W24 S12 E24\$ W45 S27 E16 UOP= S12 E28 N12 W28\$ E44 N27\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		00	0.00	0.00	4.04	AC	1.00