LOT 7 QUAIL RIDGE S/D.

690-192, 717-661, WD 1020-1866,

PERRAULT TIM R/VAN CURA JENNIFER
394 SW SONMA WAY
FORT WHITE, FL 32038

2027

35-6S-16-04066-009

BUILDING CHARACTERISTICS

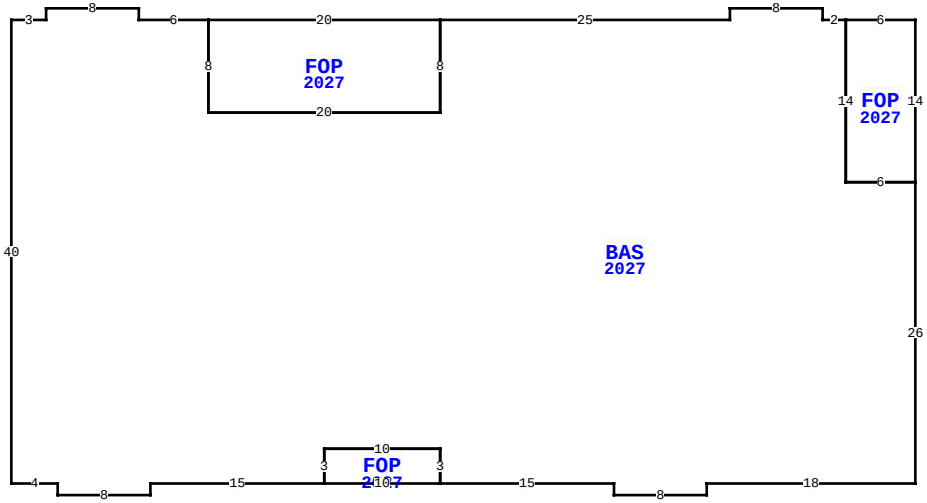
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,878	100	2027	2,878	254,517
FOP	30	30	2027	9	796
FOP	84	30	2027	25	2,211
FOP	160	30	2027	48	4,245
TOTALS	3,152			2,960	261,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	2,960	96.0000	90.24	267,110	2026	2026	0	0	0	2.00	98.00

3 MODULAR 1 100% - 2027 Heated Area: 2878 HX Base Yr 2024



394 SW SONOMA WAY, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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
2	0280	POOL R/CON	0	100	0	0	242.00	UT	70.00	70.00	100	2008	2008	3	54	9,148	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
6	0210	GARAGE U	0	100	26	32	832.00	UT	16.00	16.00	100	2015	2015	3	100	13,312	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	
8	0001	RES MISC	0	100	24	34	1.00	UT	24,480.00	24,480.00	100	2027	2026		100	24,480	
9	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2027	2026		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	261,768
TOTAL MARKET OB/XF VALUE	55,590
TOTAL LAND VALUE - MARKET	52,520
TOTAL MARKET VALUE	369,878
SOH/AGL Deduction	15,936
ASSESSED VALUE	353,942
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	302,531
TOTAL JUST VALUE	369,878
NCON VALUE	287,071
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,739

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
1577/1621	8/25/2026	WD	U	I	11	100
GRANTOR: PERRAULT TIM ROBERT						
GRANTEE: PERRAULT TIM R						
1558/2483	1/22/2026	LE	U	I	14	100
GRANTOR: PERRAULT TIM R						
GRANTEE: PERRAULT TIM R (ENH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=80,10] W25 S8 W20 N8 W6 N1 W8 S1 W3 S40 E4 S1 E8 N1 E15 N3 E10 S3 E15 S1 E8 N1 E18 N26 W6 N14 W2 N1 W8 S1 $
FOP=[YR=2027;ORIG=35,10] E20 S8 W20 N8 $
FOP=[YR=2027;ORIG=45,47] E10 S3 W10 N3 $
FOP=[YR=2027;ORIG=90,10] E6 S14 W6 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 55,590

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	4.04	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,520							

REVIEW DATE 05/15/2026 BY KS Total Acres: 4.04 Total Land Value: 52,520 Market: 0 Agricultural: 0 Common: 52,520 PRINTED 11/17/2026 BY SYS