LOT 10 QUAIL RIDGE S/D.

643-734, WD 1423-1542,

KEEN DONALD E/KEEN EDITH M
312 SW BOBWHITE GLN
FORT WHITE, FL 32038

2027

35-6S-16-04066-011

BUILDING CHARACTERISTICS

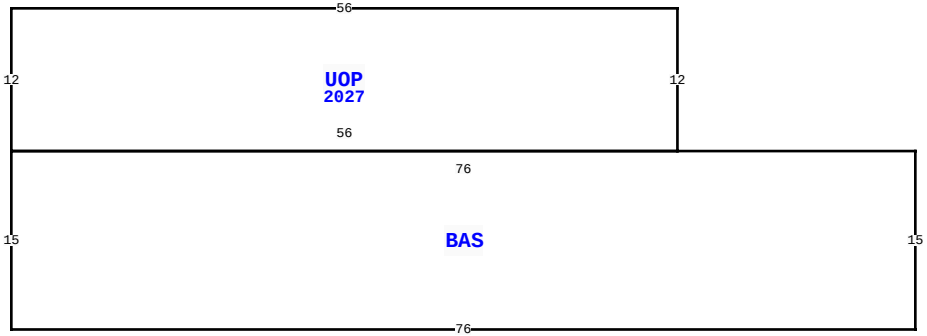
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
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	1,140	100		1,140	67,585
UOP	672	25	2027	168	9,960
TOTALS	1,812			1,308	77,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,308	115.9000	107.79	140,989	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 1140 HX Base Yr 2022



314 SW BOBWHITE GLN, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	77,544
TOTAL MARKET OB/XF VALUE	9,500
TOTAL LAND VALUE - MARKET	52,650
TOTAL MARKET VALUE	139,694
SOH/AGL Deduction	39,750
ASSESSED VALUE	99,944
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	48,533
TOTAL JUST VALUE	139,694
NCON VALUE	12,459
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050564	Electrical Servic	0	08/15/2024
11534	M H	125	08/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/1542	7/02/2020	WD	U	V	11	100
GRANTOR: FAIRFAX NURSING CENTE						
GRANTEE: DONALD E & EDITH M						
0615/0033	2/01/1987	AG	Q	V		26,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W76 S15 E76 N15 $
UOP=[YR=2027;ORIG=-76,-12] E56 S12 W56 N12 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0070	CARPORT UF	0	100	16	40	1.00	UT	2,500.00	2,500.00	100	2027	2026		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 9,500

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	4.05	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,650							

REVIEW DATE 05/15/2026 BY KS Total Acres: 4.05 Total Land Value: 52,650 Market: 0 Agricultural: 0 Common: 52,650 PRINTED 11/17/2026 BY SYS