LOT 12 QUAIL RIDGE S/D.
676-206, 863-419, 880-1591, QC 1

PINDER COREY
324 SW SONOMA WAY
FORT WHITE, FL 32038

2026

35-6S-16-04066-013

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

398 SW BOBCAT GLN, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	19,600
TOTAL LAND VALUE - MARKET	58,760
TOTAL MARKET VALUE	78,360
SOH/AGL Deduction	7,080
ASSESSED VALUE	71,280
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,280
TOTAL JUST VALUE	78,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,800

SALE:3:1: SALE NOT IN LINE
SALE:2:1: LOT 12 QUAIL RIDGE.
SALE:1:1: LOT 12 QUAIL RIDGE.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044233	Storage Building	17,000	04/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1458/1211	2/03/2022	WD	Q	V	03	44,000
GRANTOR: PIMENTAL MARCIA						
GRANTEE: PINDER COREY						
1346/0574	10/18/2017	WD	Q	V	01	26,000
GRANTOR: FAIRFAX NURSING CENTE						
GRANTEE: MARCIA PIMENTAL						

BUILDING NOTES

BUILDING DIMENSIONS

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	0030	BARN,MT	0	0	24	35	840.00	UT	15.00	15.00	100	2023	2022		100	12,600	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 19,600

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	0700	C	MISC RES	0		00	0.00	0.00	4.52	AC		1.00	1.00	1.00	13,000.00	13,000.00	58,760							

REVIEW DATE 07/06/2022 BY JB Total Acres: 4.52 Total Land Value: 58,760 Market: 0 Agricultural: 0 Common: 58,760 PRINTED 06/08/2026 BY SYS