LOT 16 QUAIL RIDGE S/D.

863-416, 897-2428, DC 1261-1560,

DAIES ROGER LAVERN
276 SW SONOMA WAY
FORT WHITE, FL 32038

2027

35-6S-16-04066-017

BUILDING CHARACTERISTICS

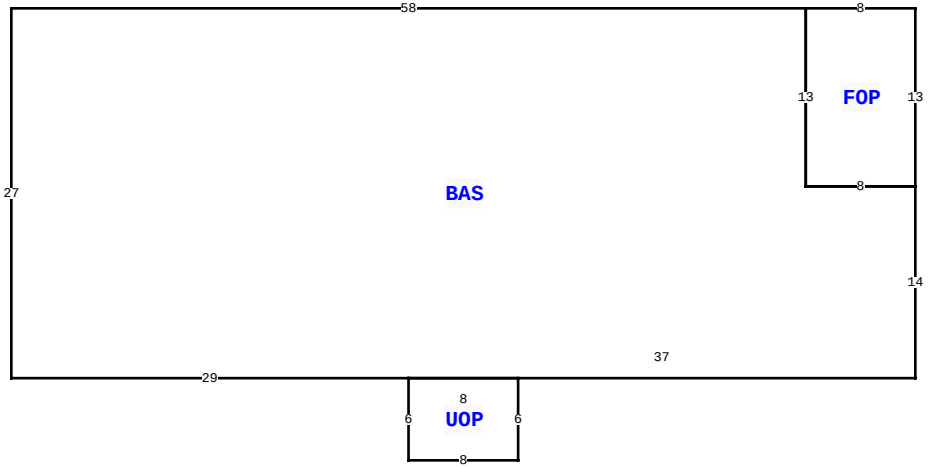
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,678	100		1,678	99,480
FOP	104	35		36	2,134
UOP	48	25		12	711
TOTALS	1,830			1,726	102,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,726	115.9000	107.79	186,046	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 0% - 2024 Heated Area: 1678 HX Base Yr



203 SW BOBWHITE GLN, 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	102,325
TOTAL MARKET OB/XF VALUE	9,500
TOTAL LAND VALUE - MARKET	54,990
TOTAL MARKET VALUE	166,815
SOH/AGL Deduction	0
ASSESSED VALUE	166,815
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,815
TOTAL JUST VALUE	166,815
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16728	M H	125	03/10/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/2353	3/06/2023	WD	U	I	38	20,000
GRANTOR: INGRAM TAELORE MARIE						
GRANTEE: DAIES ROGER LAVERN						
1373/1904	12/05/2018	WD	U	I	30	50,000
GRANTOR: IRONWOOD HOMES OF LAK						
GRANTEE: TAELORE MARIE & THO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S27 E29 UOP= S6 E8 N6 W8$ E37 N14 FOP= N13 W8 S13 E8$ W8 N13$.

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	0		00	0.00	0.00	4.23	AC		1.00	1.00	1.00	13,000.00	13,000.00	54,990							

REVIEW DATE 05/15/2026 BY KS Total Acres: 4.23 Total Land Value: 54,990 Market: 0 Agricultural: 0 Common: 54,990 PRINTED 11/17/2026 BY SYS