LOT 28 QUAIL RIDGE S/D.
ORB 910-1069, 972-334.
QC 1016-773, WD 1023-1540.

DAIES MICHAEL
369 SW SONOMA WAY
FT WHITE, FL 32038

2027

35-6S-16-04066-029

BUILDING CHARACTERISTICS

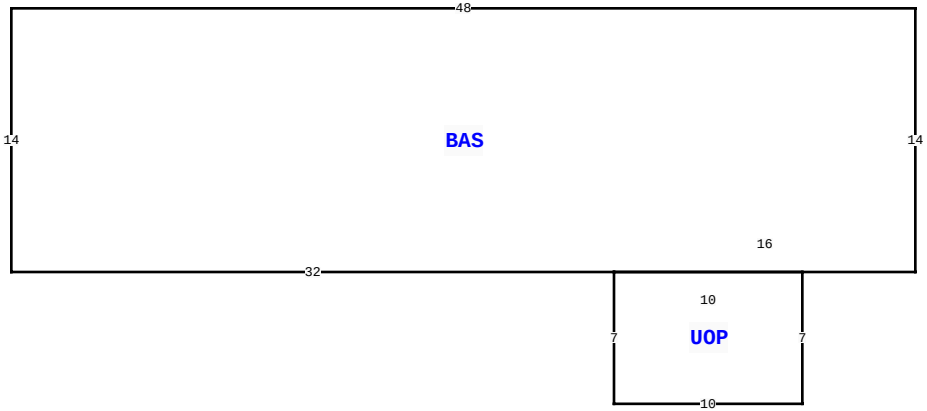
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	672	100		672	11,876
UOP	70	25		18	318
TOTALS	742			690	12,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	690	73.6290	44.18	30,484	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2019 Heated Area: 672 HX Base Yr 2019



369 SW SONOMA WAY, 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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0070	CARPORT UF	0	100	18	20	1.00	UT	1,440.00	1,440.00	100	2027	2026		100	1,440	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		12,194
TOTAL MARKET OB/XF VALUE		8,740
TOTAL LAND VALUE - MARKET		41,912
TOTAL MARKET VALUE		62,846
SOH/AGL Deduction		32,209
ASSESSED VALUE		30,637
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		5,637
TOTAL JUST VALUE		62,846
NCON VALUE		1,440
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		61,406

SALE:5:1: SPECIAL WARRANTY DEED

PRMT:1:1: 14X52 1993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7862	M H	100	12/06/1993
7863	M H	100	12/06/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1023/1540	8/05/2004	WD	U	I	07	30,900
GRANTOR: DON & MABEL WOLFE						
GRANTEE: MICHAEL DAIES						
1016/0773	3/27/2004	QC	Q	I	01	26,000
GRANTOR: STEVE & PHYLLIS HANAC						
GRANTEE: DON & MABEL WOLFE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S14 E32 UOP= S7 E10 N7 W10$ E16 N14$.

LAND DESCRIPTION

TOTAL OB/XF 8,740

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	4.03	AC		1.00	1.00	0.80	13,000.00	10,400.00	41,912							

REVIEW DATE 05/18/2026 BY KS Total Acres: 4.03 Total Land Value: 41,912 Market: 0 Agricultural: 0 Common: 41,912 PRINTED 11/17/2026 BY SYS