

LOT 30 QUAIL RIDGE S/D.
ORB 659-196, 922-1290,
929-1877,

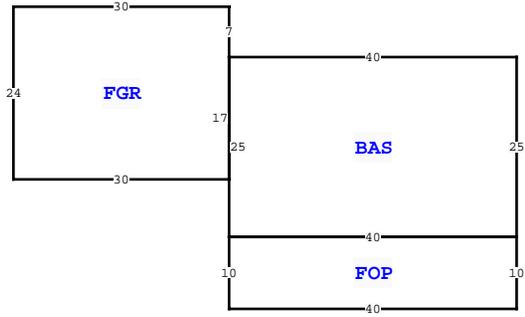
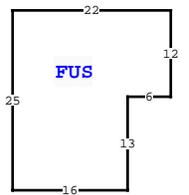
MOTICKER JOSEPH V
251 SW SONOMA WAY
FORT WHITE, FL 32038

2026

35-6S-16-04066-031

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 90	
Interior Wall	06	CUST PANEL 10	
Interior Floor	14	CARPET 90	
Interior Floor	15	HARDTILE 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35616.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,000	100	
FGR	720	55	
FOP	400	30	
FUS	472	100	
TOTALS	2,592		1,988

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2012		246,273	2001	2001	0	0	30.00	70.00
					Heated Area: 1472						
					HX Base Yr 2012						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		172,391	
TOTAL MARKET OB/XF VALUE		38,830	
TOTAL LAND VALUE - MARKET		70,460	
TOTAL MARKET VALUE		281,681	
SOH/AGL Deduction		82,809	
ASSESSED VALUE		198,872	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		147,461	
TOTAL JUST VALUE		281,681	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		268,500	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053987	Electrical Servic		09/04/2025
000046784	Roof Replacement	18,000	03/20/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0929/1877	6/04/2001	WD Q	V	04		100
GRANTOR: FAIRFAX NURSING CTR I						
GRANTEE: JOSEPH MOTICKER						
0922/1290	1/23/2001	AG Q	V	01		100
GRANTOR: RENEE MOTICKER						
GRANTEE: JOSEPH MOTICKER (R)						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2001
2	0166	CONC, PAVMT	0	100	0	662.00	UT	1.50	1.50	100	2001
3	0294	SHED WOOD/	0	100	12	144.00	UT	11.00	11.00	100	2010
4	0166	CONC, PAVMT	0	100	0	436.00	UT	2.25	2.25	100	2010
5	0031	BARN, MT AE	0	100	0	2,976.00	UT	10.00	10.00	100	2010
6	0060	CARPORT F	0	100	28	784.00	UT	5.50	5.50	100	2015

TOTAL OB/XF												38,830	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							05/06/2026	MLU

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W40 FGR= N7 W30 S24 E30 N17\$ S25 FOP= S10 E40 N10 W40\$ E40 N25\$ PTR= N30 FUS= N13 E6 N12 W22 S25 E16 \$ S30\$.											

LAND DESCRIPTION												TOTAL OB/XF												38,830	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0100	C	SFR	100		00	0.00	0.00	5.42	AC		1.00	1.00	1.00	13,000.00	13,000.00	70,460								