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

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

2027

35-6S-16-04066-031

BUILDING CHARACTERISTICS

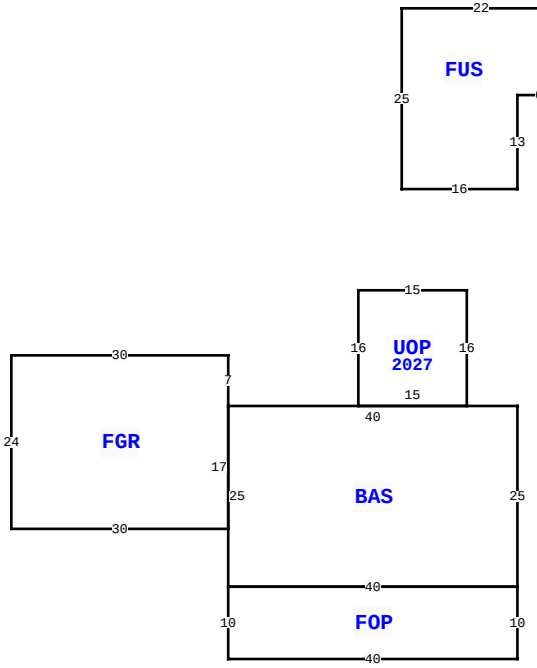
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100		1,000	85,169
FGR	720	55		396	33,727
FOP	400	30		120	10,220
FUS	472	100		472	40,200
UOP	240	20	2027	48	4,088
TOTALS	2,832			2,036	173,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,036	110.6091	121.67	247,720	2001	2001	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2012 Heated Area: 1472 HX Base Yr 2012



251 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	662.00	UT	1.50	1.50	100	2001	2001	3	100	993	
3	0294	SHED WOOD/	0	100	12	12	144.00	UT	11.00	11.00	100	2010	2010	3	100	1,584	
4	0166	CONC,PAVMT	0	100	0	0	436.00	UT	2.25	2.25	100	2010	2010	3	100	981	
5	0031	BARN,MT AE	0	100	0	0	2,976.00	UT	10.00	10.00	100	2010	2010	3	100	29,760	
6	0060	CARPORT F	0	100	28	28	784.00	UT	5.50	5.50	100	2015	2015	3	100	4,312	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		173,404
TOTAL MARKET OB/XF VALUE		38,830
TOTAL LAND VALUE - MARKET		70,460
TOTAL MARKET VALUE		282,694
SOH/AGL Deduction		73,768
ASSESSED VALUE		208,926
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		157,515
TOTAL JUST VALUE		282,694
NCON VALUE		4,088
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,681

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 S25 E40 N25 $
FGR=[ORIG=-40,0] N7 W30 S24 E30 N17 $
FUS=[ORIG=0,-30] N13 E6 N12 W22 S25 E16 $
FOP=[ORIG=-40,25] S10 E40 N10 W40 $
UOP=[YR=2027;ORIG=-22,-16] E15 S16 W15 N16 $
PTR=[ORIG=0,0] N30 S30 $
.

LAND DESCRIPTION

TOTAL OB/XF 38,830

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	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							

REVIEW DATE 05/18/2026 BY KS Total Acres: 5.42 Total Land Value: 70,460 Market: 0 Agricultural: 0 Common: 70,460 PRINTED 11/17/2026 BY SYS