LOT 31 QUAIL RIDGE S/D.

589-371, 725-628, 782-747, 1008-

STAAB ROBERT ERIC
123 SW SONOMA WAY
FORT WHITE, FL 32038

2027

35-6S-16-04066-032

BUILDING CHARACTERISTICS

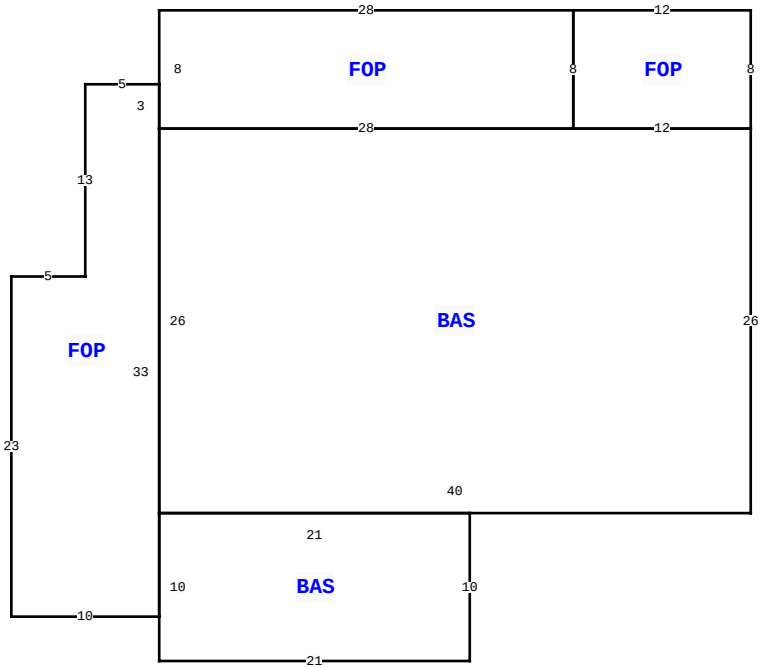
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
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	210	100		210	10,946
BAS	1,040	100		1,040	54,208
FOP	96	30		29	1,512
FOP	224	30		67	3,492
FOP	295	30		88	4,587
TOTALS	1,865			1,434	74,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,434	105.3000	115.83	166,100	1986	1986	0	0	20	35.00	45.00

1 SINGLE FAM 100% - 2026 Heated Area: 1250 HX Base Yr 2026



123 SW SONOMA WAY, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0296	SHED METAL	0	100	10	20	200.00	UT	7.00	7.00	50	2005	2005	3	50	700	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	74,745
TOTAL MARKET OB/XF VALUE	1,600
TOTAL LAND VALUE - MARKET	30,240
TOTAL MARKET VALUE	106,585
SOH/AGL Deduction	10,482
ASSESSED VALUE	96,103
TOTAL EXEMPTION VALUE	HX HB SX 96,103
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	106,585
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,947

LAND:1:1: DOR 1994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051455	Roof Replacement	7,500	11/08/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/2160	10/18/2024	WD	Q	I	01	125,000
GRANTOR: TORRES ERIC						
GRANTEE: STAAB ROBERT ERIC						
1383/0962	4/09/2019	WD	U	I	12	57,500
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: ERIC & AIMEE TORRES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N8 W28 S8 E28$ BAS= W28 FOP= N3 W5 S13 W5 S23 E10 N33$
S26 BAS= S10 E21 N10 W21$ E40 N26 FOP= N8 W12 S8 E12$ W12$.

LAND DESCRIPTION

TOTAL OB/XF 1,600

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	0100	C	SFR	100		00	0.00	0.00	1.89	AC		1.00	1.00	1.00	16,000.00	16,000.00	30,240							

REVIEW DATE 05/18/2026 BY KS Total Acres: 1.89 Total Land Value: 30,240 Market: 0 Agricultural: 0 Common: 30,240 PRINTED 11/17/2026 BY SYS