A PART OF LOT 8 QUAIL RIDGE DESC
AT THE SE COR OF SAID LOT 8, W 3
DEG W 275.80 FT TO N LINE OF LOT

PHILLIPS TAMMY LYNN
428 SW SONOMA WAY
FORT WHITE, FL 32038

2027

35-6S-16-04066-035

BUILDING CHARACTERISTICS

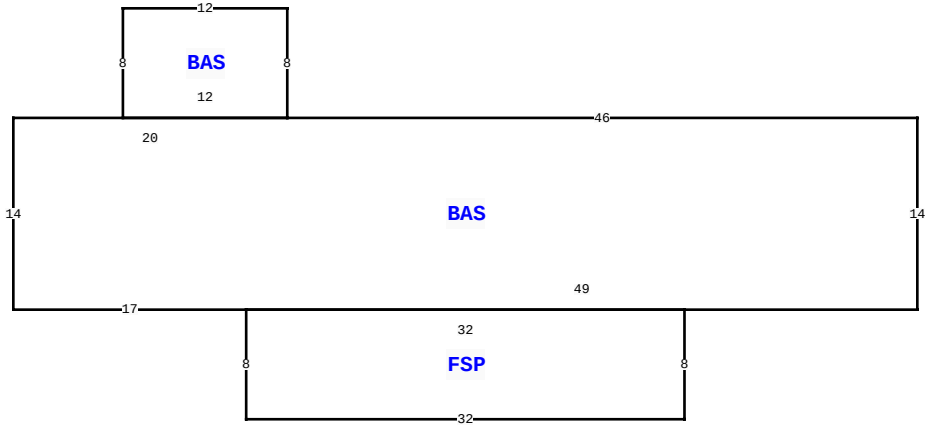
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	96	100		96	5,745
BAS	924	100		924	55,297
FSP	256	40		102	6,104
TOTALS	1,276			1,122	67,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,122	117.0000	108.81	122,085	1990	1995	0	0	0	45.00	55.00

1 MANUF 1 100% - 2008 Heated Area: 1020 HX Base Yr 2008



428 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	0040	BARN,POLE	0	100	24	36	864.00	UT	2.50	2.50	100	2010	2010	3	100	2,160	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		67,147
TOTAL MARKET OB/XF VALUE		9,510
TOTAL LAND VALUE - MARKET		37,760
TOTAL MARKET VALUE		114,417
SOH/AGL Deduction		61,202
ASSESSED VALUE		53,215
TOTAL EXEMPTION VALUE	HX HB	28,215
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		114,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/776	9/09/2026	LE	U	I	14	100
GRANTOR: PHILLIPS TAMMY LYNN						
GRANTEE: PHILLIPS TAMMY LYNN						
1482/230	12/27/2022	QC	U	I	11	100
GRANTOR: PHILLIPS MICHAEL A						
GRANTEE: PHILLIPS TAMMY LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 BAS= N8 W12 S8 E12$ W20 S14 E17 FSP= S8E32 N8 W32$ E49 N14$.

LAND DESCRIPTION

TOTAL OB/XF 9,510

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			0.00	0.00	2.36	AC		1.00	1.00	1.00	16,000.00	16,000.00	37,760							

REVIEW DATE 05/18/2026 BY KS Total Acres: 2.36 Total Land Value: 37,760 Market: 0 Agricultural: 0 Common: 37,760 PRINTED 11/17/2026 BY SYS