

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

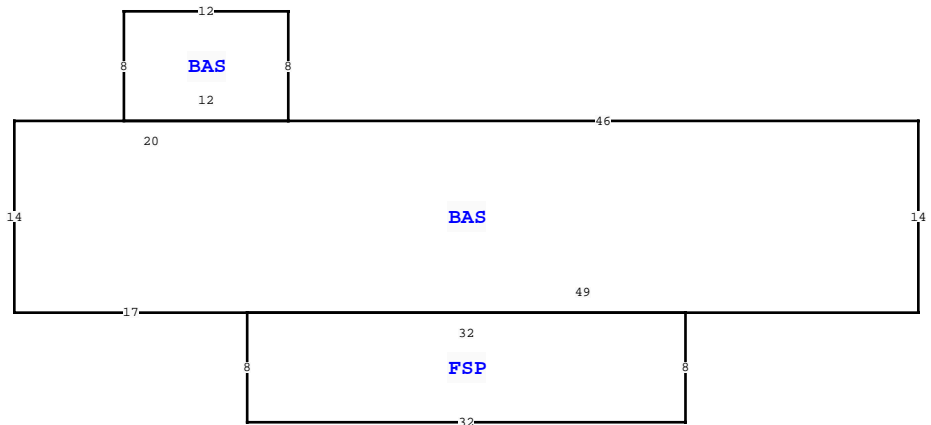
PHILLIPS TAMMY LYNN
428 SW SONOMA WAY
FORT WHITE, FL 32038

2026

35-6S-16-04066-035

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	96	100	
BAS	924	100	
FSP	256	40	
TOTALS	1,276		1,122 67,869

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	100%	2008	Heated Area: 1020			HX Base Yr 2008					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			67,869
TOTAL MARKET OB/XF VALUE			9,510
TOTAL LAND VALUE - MARKET			37,760
TOTAL MARKET VALUE			115,139
SOH/AGL Deduction			63,474
ASSESSED VALUE			51,665
TOTAL EXEMPTION VALUE	HX HB		26,665
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			115,139
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			110,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1482/230	12/27/2022	QC	U	I	11	100	
GRANTOR: PHILLIPS MICHAEL A							
GRANTEE: PHILLIPS TAMMY LYNN							
1481/1921	12/21/2022	FJ	U	I	18	0	
GRANTOR: CLERK OF COURT							
GRANTEE: PHILLIPS TAMMY LYNN							

EXTRA FEATURES																
L N	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	UT	2.50	2.50	100	2010	2010	3	100	2,160	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2010	2010	3	100	100	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	UT	0.00	0.00	100	2010	2010	3	100	50	
5	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2015	2015	3	100	200	

TOTAL OB/XF														9,510			
428 SW SONOMA WAY, FORT WHITE														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	05/06/2026
														INC DATE		AG DATE	MLU

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													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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										