

LOT 31 APPALACHIE TRACE UNR: BEG
RUN N 603.44 FT, E 820 FT TO W R
RD, RUN S ALONG R/W 446.63 FT TO

CONDON BARBARA ANN LIVING TRUST DATED DECEMBER 15,
120 SW ROANOKE TER
FORT WHITE, FL 32038

2026

02-6S-16-03766-131



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 3616.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	95,399
UOP	200	25		50	2,945
UOP	216	25		54	3,180

TOTALS 2,036 1,724 101,524

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	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,200	
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

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	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	8.43	AC		1.00	1.00	1.00	9,500.00	9,500.00	80,085							

REVIEW DATE 05/18/2015 BY TW

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	1,724	113.9000	107.07	184,589	2004	2003	0	0	0	45.00	55.00	

1 MANUF 1 100% - 2004

Heated Area: 1620

HX Base Yr 2004

60

27

27

10

20

10

20

BAS

8

27

27

8

20

UOP

120 SW ROANOKE TER, FORT WHITE

TOTAL OB/XF														8,500											

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VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		101,524	
TOTAL MARKET OB/XF VALUE		8,500	
TOTAL LAND VALUE - MARKET		89,585	
TOTAL MARKET VALUE		199,609	
SOH/AGL Deduction		94,544	
ASSESSED VALUE		105,065	
TOTAL EXEMPTION VALUE		HX HB WX SX 105,065	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		199,609	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		199,609	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21136	M H	125	10/06/2003
19531	PUMP/UTPOL	30	05/10/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1484/2581	12/22/2022	WD U	I	11		100	
GRANTOR: CONDON BARBARA							
GRANTEE: CONDON BARBARA ANN							
1484/2579	12/22/2022	QC U	I	11		100	
GRANTOR: VAZQUEZ RHONDA							
GRANTEE: CONDON BARBARA							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W60 S27 E10 UOP= S10 E20 N10 W20\$ E50 UOP= E8 N27 W8 S27\$ N27\$.