LOT 34 APPALACHIE TRACE UNR:
COMM NW COR OF SW1/4, RUN S 855.
735.04 FT FOR POB, RUN NE 24 DEG

THORNTON ROGER/THORNTON ELLEN
386 SW RONAKE TER
FORT WHITE, FL 32038

**2026**

**02-6S-16-03766-134**

## BUILDING CHARACTERISTICS

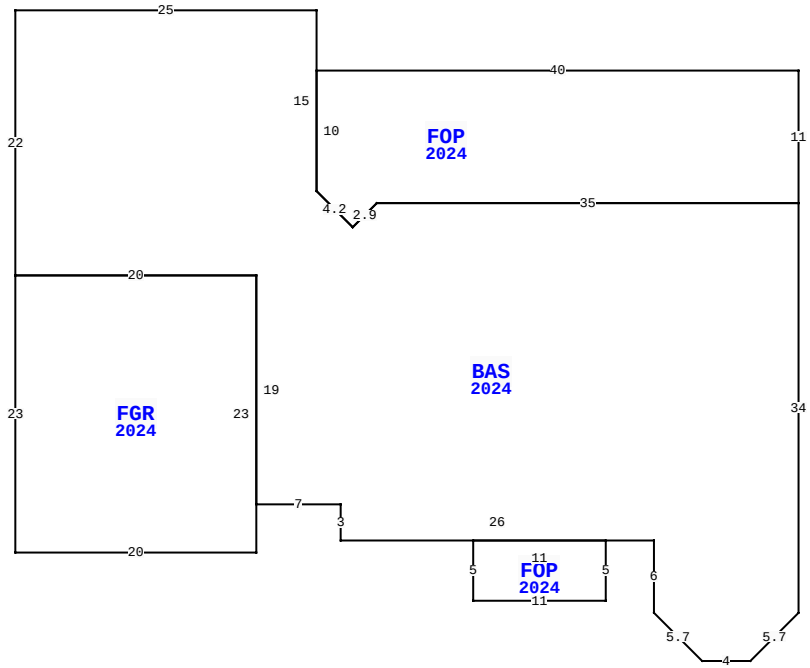
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| 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 | 1,860 | 100 | 2024 | 1,860 | 214,361 |
| FGR | 460 | 55 | 2024 | 253 | 29,158 |
| FOP | 55 | 30 | 2024 | 16 | 1,844 |
| FOP | 444 | 30 | 2024 | 133 | 15,328 |
| TOTALS | 2,819 | | | 2,262 | 260,691 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,262 | 105.0000 | 117.60 | 266,011 | 2023 | 2023 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SINGLE FAM 100% - 2024 Heated Area: 1860 HX Base Yr 2024




386 SW ROANOKE TER, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 260,691 |
| TOTAL MARKET OB/XF VALUE | | 58,840 |
| TOTAL LAND VALUE - MARKET | | 95,095 |
| TOTAL MARKET VALUE | | 414,626 |
| SOH/AGL Deduction | | 74,996 |
| ASSESSED VALUE | | 339,630 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 288,908 |
| TOTAL JUST VALUE | | 414,626 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 417,286 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000044378 | New Residential C | 362,000 | 05/09/2022 |
| 16185 | GARAGE | 90 | 10/27/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1450/601 | 10/12/2021 | WD | Q | I | 01 | 235,000 |
| GRANTOR: WILKINSON LESLIE D | | | | | | |
| GRANTEE: THORNTON ROGER | | | | | | |
| 1080/1402 | 4/12/2006 | WD | U | V | 09 | 130,000 |
| GRANTOR: GEORGE F & ROGENE J P | | | | | | |
| GRANTEE: LESLIE D WILKINSON | | | | | | |

## BUILDING NOTES

## 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 | 0030 | BARN,MT | 0 | 100 | 48 | 72 | 3,456.00 | UT | 15.00 | 15.00 | 100 | 2007 | 2007 | 3 | 100 | 51,840 | |
| 2 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,-10] W25 S22 E20 S19 E7 S3 E26 S6 D4R4
E4 U4R4 N34 W35 D2L2 U3L3 N15 $
FGR=[YR=2024;ORIG=-15,12] E20 S23 W20 N23 $
FOP=[YR=2024;ORIG=50,-5] W40 S10 D3R3 U2R2 E35 N11 $
FOP=[YR=2024;ORIG=23,34] E11 S5 W11 N5 $
.

## LAND DESCRIPTION

TOTAL OB/XF 58,840

| 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 | | | 0.00 | 0.00 | 10.01 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 95,095 | | | | | | | |

REVIEW DATE 11/20/2023 BY KS Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 11/19/2025 BY SYS