LOT 40 APPALACHIE TRACE UNR:
COMM NW COR, RUN S 1418.64 FT,
SE 77 DEG 433.91 FT FOR POB,

LAW GRAEME R
704 SW ROANOKE TERRACE
FORT WHITE, FL 32038

2026

02-6S-16-03766-140

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

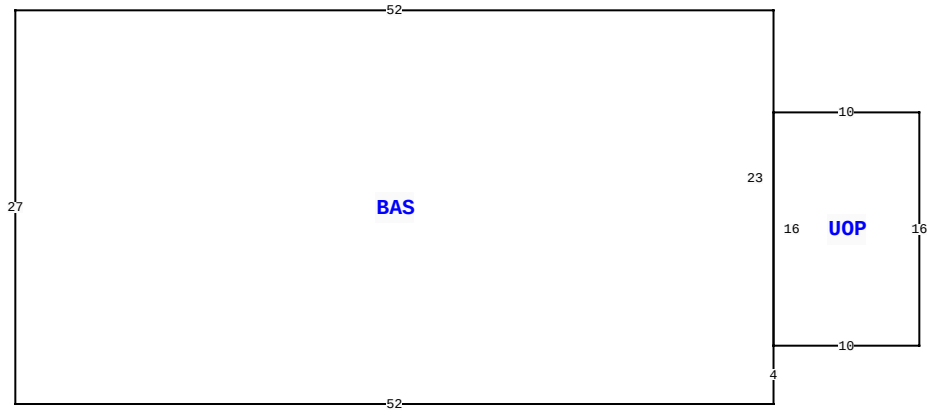
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,404	100		1,404	85,583
UOP	160	25		40	2,438
TOTALS	1,564			1,444	88,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,444	117.9000	110.83	160,039	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 100% - 2001 Heated Area: 1404 HX Base Yr 2001



704 SW ROANOKE TER, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		88,021
TOTAL MARKET OB/XF VALUE		25,580
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		208,696
SOH/AGL Deduction		109,879
ASSESSED VALUE		98,817
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		43,095
TOTAL JUST VALUE		208,696
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24276	M H	402	03/22/2006
15747	M H	125	07/08/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0879/2185	4/15/1999	WD	Q	V		25,000

GRANTOR: COLUMBIA TIMBERLAND

GRANTEE: LAW'S

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N4 UOP= E10 N16 W10 S16$ N23$.

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	0294	SHED WOOD/	0	100	6	8	48.00	UT	7.50	7.50	100	2000	2000	3	100	360	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0294	SHED WOOD/	0	100	12	10	120.00	UT	7.50	7.50	100	2000	2000	3	100	900	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0294	SHED WOOD/	0	100	24	24	576.00	UT	7.50	7.50	100	2000	2000	3	100	4,320	
6	0030	BARN,MT	0	0	25	26	1.00	UT	0.00	0.00	100	2019	2019	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 25,580

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

REVIEW DATE 07/28/2023 BY JB Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 11/20/2025 BY SYS