

LOT 42 APPALACHIE TRACE UNR:
COMM NW COR, S 1316.14 FT TO NW
NW1/4, CONT S 102.23 FT, SE 77 D

WILKINSON LESLIE D/ECKROTH SHARON K
1041 SW ROANOKE TER
FORT WHITE, FL 32038

2026

02-6S-16-03766-145



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		3 100			
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	1,080	100		1,080	63,600
UOP	240	25		60	3,533
UOP	400	25		100	5,889
TOTALS	1,720			1,240	73,022

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	1,240	113.9000	107.07	132,767	2005	2005	0	0	0	45.00	55.00	
1 MANUF 1		100% - 2013		Heated Area: 1080				HX Base Yr 2013					