

LOT 49 APPALACHIE TRACE UNR: COM
NW1/4, RUN S 1149.68 FT FOR POB,
410.54 FT, W 1061.97 FT TO A PT

WIGGAN YVONNE E REVOCABLE LINVING TRUST DATED MARC
859 SW ROANOKE TERR
FORT WHITE, FL 32038

2026

02-6S-16-03766-149



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	MSNRY STUC 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	14	PREFIN MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	15	HARDTILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	03	MASONRY 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE		0102	SFRES/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	2,092	100		2,092	213,581
FOP	244	30		73	7,453
TOTALS	2,336			2,165	221,034

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,165	118.3840	132.59	287,057	2002	2002	0	0	0	23.00	77.00
1 SINGLE FAM 100% - 2006 Heated Area: 2092 HX Base Yr 2006												
The diagram illustrates the layout of a property. It features a large main building footprint (BAS) and a smaller detached structure (FOP). The main building is a large rectangle with dimensions 24, 46, 24, and 40. The detached structure is a smaller rectangle with dimensions 16, 3, 2.9, 5, 2.9, 10, 2.9, 5, 2.9, 3, 8, and 34. The diagram is labeled with 'BAS' and 'FOP' in blue text.												

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