

LOT 4 APPALACHIE TRACE UNR:
COMM SW COR OF SE1/4, RUN N
1538.67 FT FOR POB, CONT N

KNOX CHARLES L/KNOX ADRIA L
398 SW APPALACHE TER
FORT WHITE, FL 32038

2026

03-6S-16-03766-104



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3																				
Exterior Wall	31	VINYL SID 100	0201	02	2,108	113.9000	107.07	225,704	2003	2002	0	0	45.00	55.00	VALUATION SUMMARY																				
Roof Structur	03	GABLE/HIP 100	1 MANUF 1 100% - 2003													Heated Area: 2108 HX Base Yr 2003																			
Roof Cover	03	COMP SHNGL 100	316831 BAS													VALUATION BY																			
Interior Wall	05	DRYWALL 100														Tax Group: 3										Tax Dist: STANDARD									
Interior Floo	14	CARPET 90														BUILDING MARKET VALUE										124,137									
Interior Floo	08	SHT VINYL 10														TOTAL MARKET OB/XF VALUE										16,000									
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET										95,095									
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE										152,252									
Bedrooms		3 100														SOH/AGL Deduction										79,898									
Bathrooms		2 100														ASSESSED VALUE										72,354									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB WX 52,354									
Architectual	01	CONV 100														BASE TAXABLE VALUE										20,000									
Units		0 100	TOTAL JUST VALUE										235,232																						
Condition Adj	03	03 100	NCON VALUE										0																						
Kitchen Adjus	01	01 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE 235,232																						
Quality 05 05																PERMIT NUM DESCRIPTION AMT ISSUED																			
DOR CODE 5000 IMPROVED AG																38827 M H 0 10/29/2019																			
MAP NUM MKT AREA 02																20141 M H 125 11/14/2002																			
NEIGHBORHOOD/LOC 3616.0100 1.00/																SALES DATA																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											OFF RECORD Number DATE TYPE INST Q / V I / RSN CD SALE PRICE																			
BAS	2,108	100		2,108	124,137											0842/1201 7/15/1997 WD Q V 24,000																			
TOTALS 2,108 2,108 124,137																GRANTOR: COLUMBIA TIMBERLANDS																			
EXTRA FEATURES			398 SW APPALACHEE TER, FORT WHITE													GRANTEE: KNOX																			
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	BUILDING NOTES																			
1	0190	FPLC PF	0 100	0 0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200		BUILDING DIMENSIONS																			
2	0040	BARN, POLE	0 100	0 0	1.00	UT	0.00	0.00	100	2006	2006	3	100	800		BAS= W68 S31 E68 N31\$.																			
3	9945	Well/Sept	0 100	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																					
4	9946	Well	0 100	0 0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000																					
5	9947	Septic	0 100	0 0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																					
LAND DESCRIPTION																TOTAL OB/XF 16,000																			
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		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,595																		
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520																		
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500																		
REVIEW DATE 01/10/2019 BY KR Total Acres: 10.01 Total Land Value: 12,115 Market: 85,500 Agricultural: 2,520 Common: 9,595 PRINTED 11/17/2025 BY SYS																																			