LOT 15 APPALACHIE TRACE UNR: COM
ALONG E LINE 910.38 FT FOR POB,
FT, NW 77 DEG 1275.55 FT TO A PT

BUCKLEY SARAH AKA SARAH M BUCKLEY/BUCKLEY CHRISTOP
965 SW APPALACHEE TER
FORT WHITE, FL 32038

2026

03-6S-16-03766-115

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

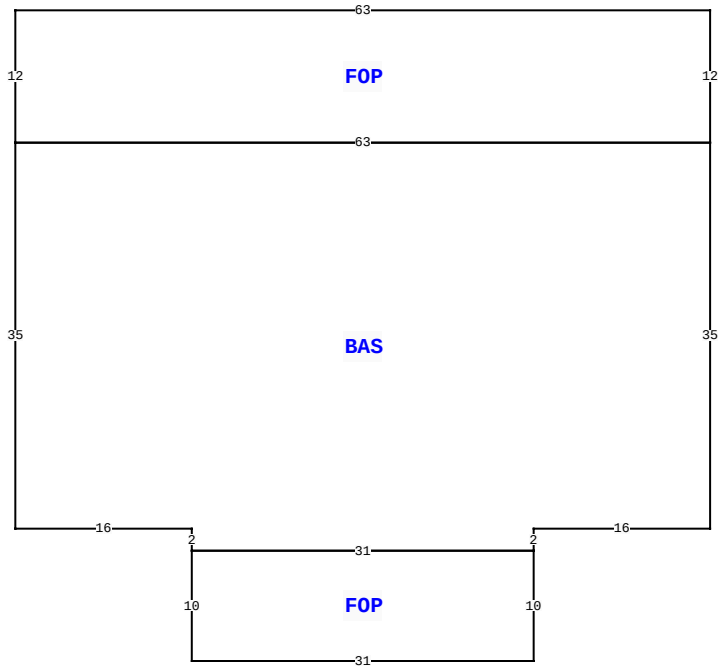
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	05	STEEL 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	2,267	100		2,267	267,690
FOP	310	30		93	10,982
FOP	756	30		227	26,805
TOTALS	3,333			2,587	305,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,587	133.4564	149.47	386,679	2004	2004	0	0	0	21.00	79.00

2 SINGLE FAM 100% - 2024 Heated Area: 2267 HX Base Yr 2024



965 SW APPALACHEE TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		305,476
TOTAL MARKET OB/XF VALUE		20,608
TOTAL LAND VALUE - MARKET		100,980
TOTAL MARKET VALUE		427,064
SOH/AGL Deduction		218,867
ASSESSED VALUE		208,197
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		157,475
TOTAL JUST VALUE		427,064
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122	SFR	386	11/08/2002
16507	M H	125	01/18/2000
16403	GARAGE	100	12/14/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/1370	8/29/2023	WD	Q	I	01	480,000
GRANTOR: BLOM SUSAN ANN TRUST						
GRANTEE: BUCKLEY SARAH AKA S						
1441/794	6/08/2021	QC	U	I	11	100
GRANTOR: BLOM SUSAN A						
GRANTEE: BLOM SUSAN ANN TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N35 FOP= N12 W63 S12 E63$ W63 S35 E16 S2 FOP= S10 E31 N10 W31$ E31 N2 E16$.

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	0031	BARN,MT AE	0	100	43	48	2,064.00	UT	9.50	9.50	100	2000	2000	3	100	19,608	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 20,608

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		A-1	0.00	0.00	11.22	AC		1.00	1.00	1.00	9,000.00	9,000.00	100,980							

REVIEW DATE 10/11/2023 BY TP Total Acres: 11.22 Total Land Value: 100,980 Market: 0 Agricultural: 0 Common: 100,980 PRINTED 11/18/2025 BY SYS