

LOT 31 APPALACHIE TRACE UNR: BEG  
 RUN N 603.44 FT, E 820 FT TO W R  
 RD, RUN S ALONG R/W 446.63 FT TO

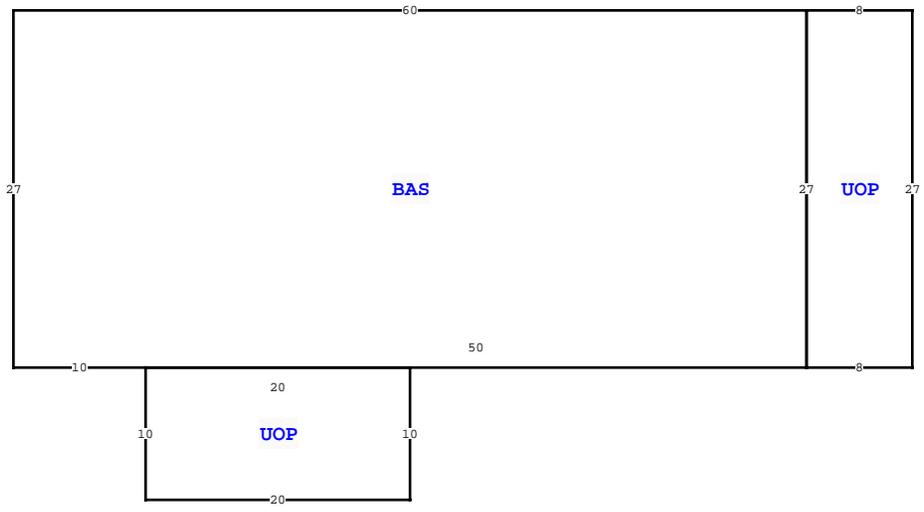
CONDON BARBARA ANN LIVING TRUST DATED DECEMBER 15,  
 120 SW ROANOKE TER  
 FORT WHITE, FL 32038

**2026**

02-6S-16-03766-131

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		2	100	
Stories	1.	1.	100	
Architctual	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
BAS	1,620	100		1,620
UOP	200	25		50
UOP	216	25		54
TOTALS	2,036			1,724

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2004	Heated Area: 1620		HX Base Yr 2004				



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			101,524	
TOTAL MARKET OB/XF VALUE			8,500	
TOTAL LAND VALUE - MARKET			89,585	
TOTAL MARKET VALUE			199,609	
SOH/AGL Deduction			94,850	
ASSESSED VALUE			104,759	
TOTAL EXEMPTION VALUE			104,759	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			199,609	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			199,609	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21136	M H	125	10/06/2003
19531	PUMP/UTPOL	30	05/10/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1484/2581	12/22/2022	WD	U	I	11	100
GRANTOR: CONDON BARBARA						
GRANTEE: CONDON BARBARA ANN						
1484/2579	12/22/2022	QC	U	I	11	100
GRANTOR: VAZQUEZ RHONDA						
GRANTEE: CONDON BARBARA						

EXTRA FEATURES																
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
1	0040	BARN, POLE	0	100	0	0	0	0	0.00	100	2010	2010	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	0	0	0.00	100	2010	2010	3	100	300	
3	9945	Well/Sept	0	100	0	0	0	0	7,000.00	100			3	100	7,000	

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

BUILDING NOTES	

**BUILDING DIMENSIONS**  
 BAS= W60 S27 E10 UOP= S10 E20 N10 W20\$ E50 UOP= E8 N27 W8 S27\$ N27\$.

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500									
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	8.43	AC		1.00	1.00	1.00	9,500.00	9,500.00	80,085									