

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 Floor	14	CARPET	90		
Interior Floor	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	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	95,399
UOP	200	25		50	2,945
UOP	216	25		54	3,180
TOTALS	2,036			1,724	101,524

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					

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VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			101,524	
TOTAL MARKET OB/XF VALUE			8,500	
TOTAL LAND VALUE - MARKET			103,730	
TOTAL MARKET VALUE			213,754	
SOH/AGL Deduction			108,995	
ASSESSED VALUE			104,759	
TOTAL EXEMPTION VALUE			104,759	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			213,754	
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			0.00	100	2010	2010	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0			0.00	100	2010	2010	3	100	300	
3	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

TOTAL OB/XF												8,500					
120 SW ROANOKE TER, FORT WHITE																	
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/06/2026 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						8,500						
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	11,000.00	11,000.00	11,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	8.43	AC		1.00	1.00	1.00	11,000.00	11,000.00	92,730							