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

2027

02-6S-16-03766-131

BUILDING CHARACTERISTICS

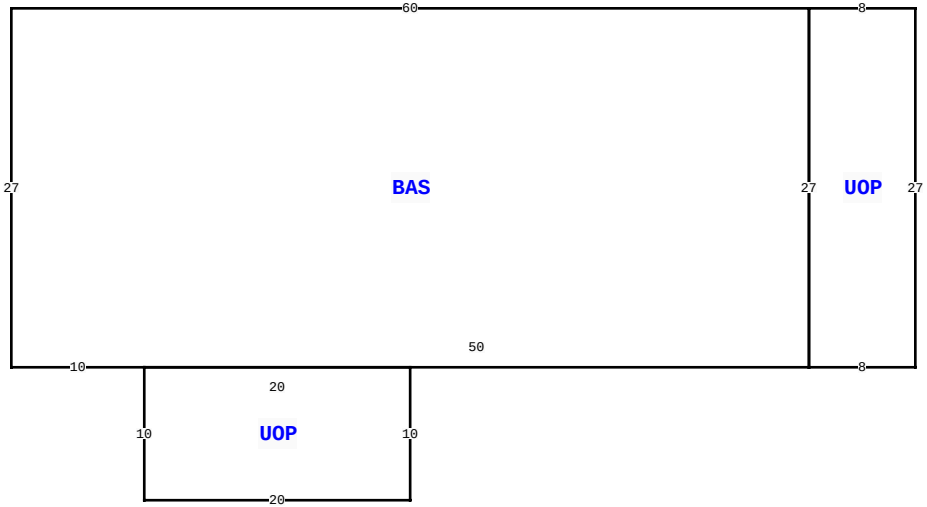
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	94,384
UOP	200	25		50	2,913
UOP	216	25		54	3,146
TOTALS	2,036			1,724	100,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,724	113.9000	105.93	182,623	2004	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2004 Heated Area: 1620 HX Base Yr 2004



120 SW ROANOKE TER, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		100,443
TOTAL MARKET OB/XF VALUE		8,500
TOTAL LAND VALUE - MARKET		103,730
TOTAL MARKET VALUE		212,673
SOH/AGL Deduction		104,771
ASSESSED VALUE		107,902
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		1,491
TOTAL JUST VALUE		212,673
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,754

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						

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

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	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							

REVIEW DATE 04/16/2026 BY KS Total Acres: 9.43 Total Land Value: 103,730 Market: 0 Agricultural: 0 Common: 103,730 PRINTED 11/17/2026 BY SYS