LOT 34 APPALACHIE TRACE UNR:
COMM NW COR OF SW1/4, RUN S 855.
735.04 FT FOR POB, RUN NE 24 DEG

THORNTON ROGER/THORNTON ELLEN
386 SW RONAKE TER
FORT WHITE, FL 32038

2027

02-6S-16-03766-134

BUILDING CHARACTERISTICS

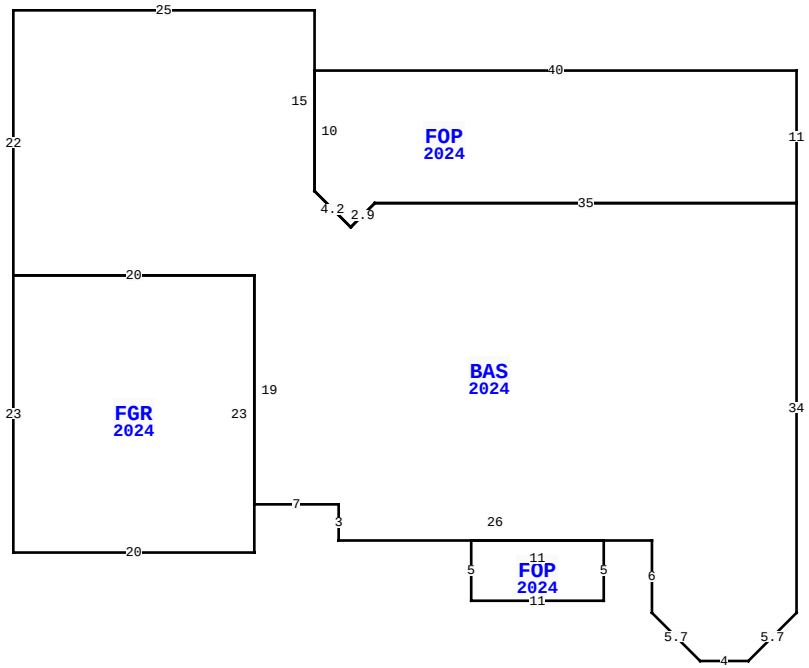
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,860	100	2024	1,860	210,533
FGR	460	55	2024	253	28,638
FOP	55	30	2024	16	1,811
FOP	444	30	2024	133	15,055
TOTALS	2,819			2,262	256,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,262	105.0000	115.50	261,261	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1860 HX Base Yr 2024



386 SW ROANOKE TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0030	BARN,MT	0	100	48	72	3,456.00	UT	15.00	15.00	100	2007	2007	3	100	51,840	
2	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	256,036
TOTAL MARKET OB/XF VALUE	58,840
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	424,986
SOH/AGL Deduction	76,186
ASSESSED VALUE	348,800
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	297,389
TOTAL JUST VALUE	424,986
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	429,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044378	New Residential C	362,000	05/09/2022
16185	GARAGE	90	10/27/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/601	10/12/2021	WD	Q	I	01	235,000
GRANTOR: WILKINSON LESLIE D						
GRANTEE: THORNTON ROGER						
1080/1402	4/12/2006	WD	U	V	09	130,000
GRANTOR: GEORGE F & ROGENE J P						
GRANTEE: LESLIE D WILKINSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,-10] W25 S22 E20 S19 E7 S3 E26 S6 D4R4 E4 U4R4 N34 W35 D2L2 U3L3 N15 $
FGR=[YR=2024;ORIG=-15,12] E20 S23 W20 N23 $
FOP=[YR=2024;ORIG=50,-5] W40 S10 D3R3 U2R2 E35 N11 $
FOP=[YR=2024;ORIG=23,34] E11 S5 W11 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 58,840

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			0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 04/16/2026 BY KS Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS